



HOPKINS & DAINTY

ESTATE AGENTS



Myrtle Avenue, Derby, DE3 0HB

£1,300

HOPKINS & DAINTY of TICKNALL ***AVAILABLE ON 10TH JUNE 2026*** offers for rent this modern three bedroom semi detached home, set on this popular residential estate, located towards the edge of Mickleover. Built in 2023, the property stands on a delightful garden plot with side driveway parking.

The well appointed accommodation comprises: entrance hallway with a guest WC, contemporary fitted kitchen with a range of integrated appliances and a spacious rear lounge/dining room with French doors opening onto the garden. On the first floor, the master bedroom has an En-suite shower room. There are two further bedrooms and the main family bathroom which has a three piece suite. The property has gas central heating and double glazing and is well worth viewing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Directions

From the centre of Mickleover, proceed North along Station Road almost to the end. Just after the Great Northern Pub, turn left into Spinneybrook Way. At the next roundabout continue straight on into Starflower Way and proceed along this road into the new estate, eventually turning left into Basil Drive. Take the next right into Myrtle Avenue and follow the road along where the property is located on the left hand side.

Entrance Hallway

Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor and doors leading off.

Lounge/Diner 16'8" x 14'8" > 11'5" (5.10 x 4.49 > 3.50)

Spacious rear lounge and dining room with an under stairs storage cupboard. Two radiators, double glazed windows and French doors opening onto the garden.

Kitchen 10'5" x 7'6" (3.20 x 2.29)

Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood, along with an integrated dishwasher and washing machine. Radiator and a double glazed front window.

Guest WC

Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

First Floor Landing

With a built in storage cupboard housing the wall mounted gas boiler. Access to the loft space and doors leading off.

Master Bedroom 11'5" > 9'3" x 10'5" (3.50 > 2.82 x 3.20)

Front double bedroom with a radiator, over stairs storage cupboard, double glazed window and door to:

En-Suite Shower Room 6'8" x 5'2" (2.05 x 1.59)

Fitted with a three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a double glazed front window.

Bedroom 2 10'10" x 7'9" (3.32 x 2.37)

Rear bedroom with a radiator and double glazed window.

Bedroom 3 7'3" x 6'8" (2.22 x 2.05)

Single third bedroom with a radiator and double glazed rear window.

Bathroom 7'9" x 5'7" (2.37 x 1.71)

Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, a radiator and extractor vent.

Side Driveway

To the side of the property there is a tandem driveway providing off road parking for two cars. Gated access to the rear garden.

Rear Garden

Generous rear lawn garden with fencing to the boundary; a patio seating area, outside tap and lighting.

Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £160.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These lettings details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



First Floor

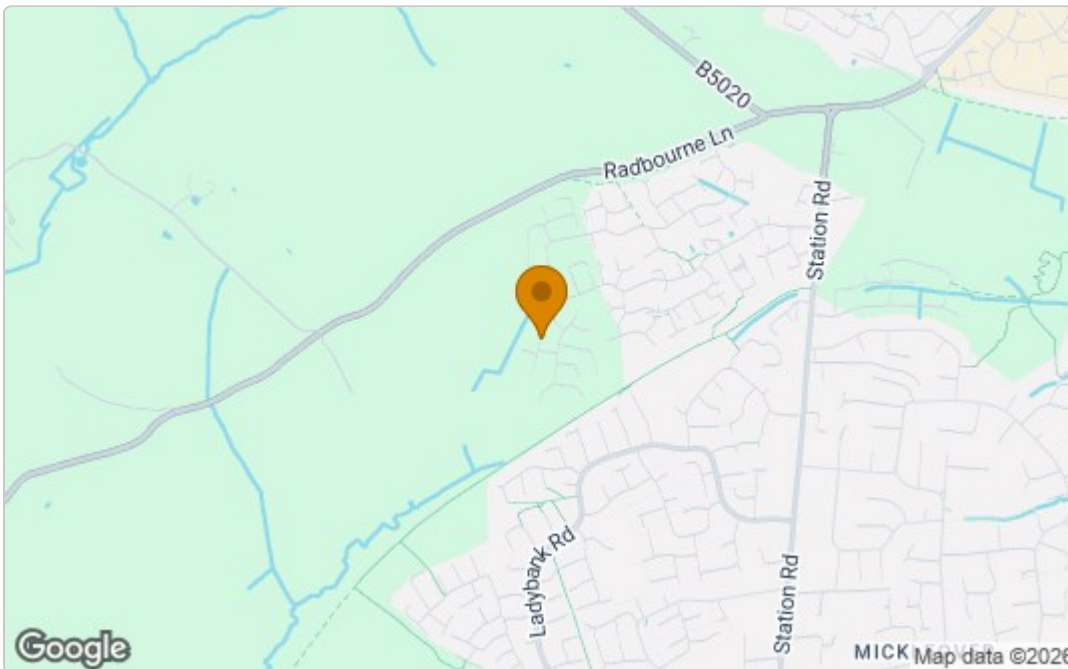
Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 75.4 sq. metres (811.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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