



## 1 Sunny Hill Gardens Milford, Belper, DE56 0QZ

Nestled in the sought-after Sunny Hill Gardens development in Milford, this impressive semi-detached home offers spacious and versatile family accommodation in a peaceful setting. Extending to approximately 942 sq ft, the property features three generously sized bedrooms, ideal for families, guests or those needing a home office.

The spacious kitchen/diner is fitted with integrated appliances and provides an excellent space for everyday living and entertaining. A separate utility room adds valuable storage and practicality, while two well-appointed bathrooms provide convenience for a busy household.

Outside, the property benefits from private off-road parking for two vehicles. Ideally located for easy access to Derby city centre and the stunning Peak District, the home offers the perfect balance of countryside living and urban convenience.

An excellent opportunity for those looking to settle in the popular Milford, Belper and Duffield area.

£1,500 PCM

# 1 Sunny Hill Gardens

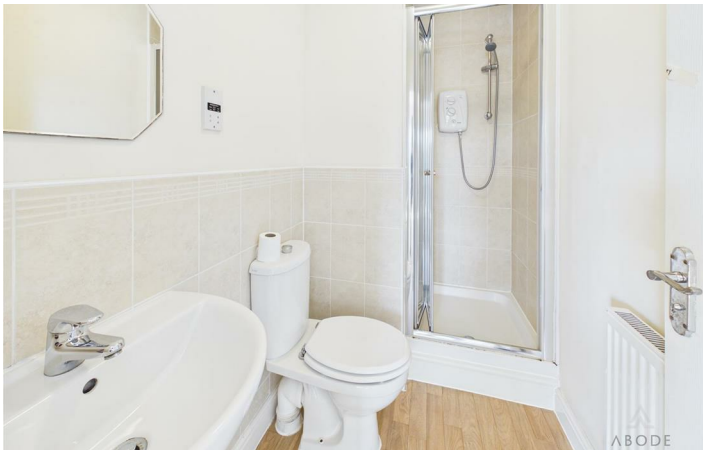
Milford, Belper, DE56 0QZ



- Sought-after Sunny Hill Gardens development in Milford.
- Three generously sized bedrooms.
- Two well-appointed bathrooms for added convenience.
- Ideal home in the popular Belper, Duffield and Milford area.
- Impressive and spacious semi-detached family home.
- Bright, spacious kitchen/diner with integrated appliances.
- Private off-road parking for two vehicles.
- Approximately 942 sqft of versatile accommodation.
- Separate utility room providing extra storage and practicality.
- Excellent access to Derby city centre and the Peak District.



Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                    | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  |                            |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | EU Directive<br>2002/91/EC |  |