



Hartland Drive

SUNNYHILL, DERBY, DE23 1LU

- Three bedroom semi-detached house
- Modern throughout with contemporary breakfast kitchen and family bathroom
- Rear garden with lawn, patio and storage garage
- Gas central heating and double glazing

£1,150 PCM

EPC Rating **69**





Property Description

Three bedroom semi-detached house close to Blagreaves Lane shops, on the border of Littleover and Sunnyhill. Excellent road links (A50/A38/M1) and within close proximity to Derby city centre and Derby Royal hospital. The area benefits from a wide range of amenities.

It is also very close to all major employers around Derby such as Rolls Royce, Toyota, Bombardier.

The property received a full refurbishment throughout around 3 years ago including a new kitchen, bathroom, flooring and fresh decor.

The property comprises an entrance hallway with understairs storage, contemporary breakfast kitchen with built-in electric oven, induction hob, extractor hood and a pantry cupboard. Spacious living room with an electric fire and patio doors on the rear garden.

Upstairs there are three bedrooms, two of which are doubles and the third is a good sized single. Three-



piece family bathroom suite with a shower over the bath and a heated towel rail.

UPVC double glazing and gas central heating (combi boiler).

Outside there is an enclosed rear garden with lawn, patio and storage garage, To the front there is a driveway for up to three cars.

Deposit: £1326

Available 18th June 2026 and offered on an unfurnished basis.

Council tax band: B (Derby City Council)

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.

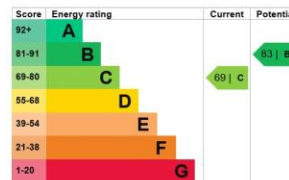




Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

