



3 Bed House

71 Marylebone Crescent
Derby
DE22 4JX

£1,100 Per Month

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Derby
DE22 4JX



- Three Bedroom Semi Detached Property • Driveway Parking For Three Vehicles • Open Plan Kitchen Diner • Living Room/ Lounge • Two Double Bedrooms • Available Mid September 2026 • Good Sized Rear Garden • Kitchen With Appliances (Dishwasher, Fridge/ Freezer) • Unfurnished • Council Tax A Band

A spacious and well presented three bedroom semi detached home offers generous living accommodation, ample off road parking and a good sized rear garden, ideally positioned within the popular residential area of Mackworth, Derby.

The ground floor comprises a welcoming entrance area, a good sized lounge, fitted kitchen with integrated dishwasher and fridge/ freezer. To the first floor are three well proportioned bedrooms (two double) together with a family bathroom.

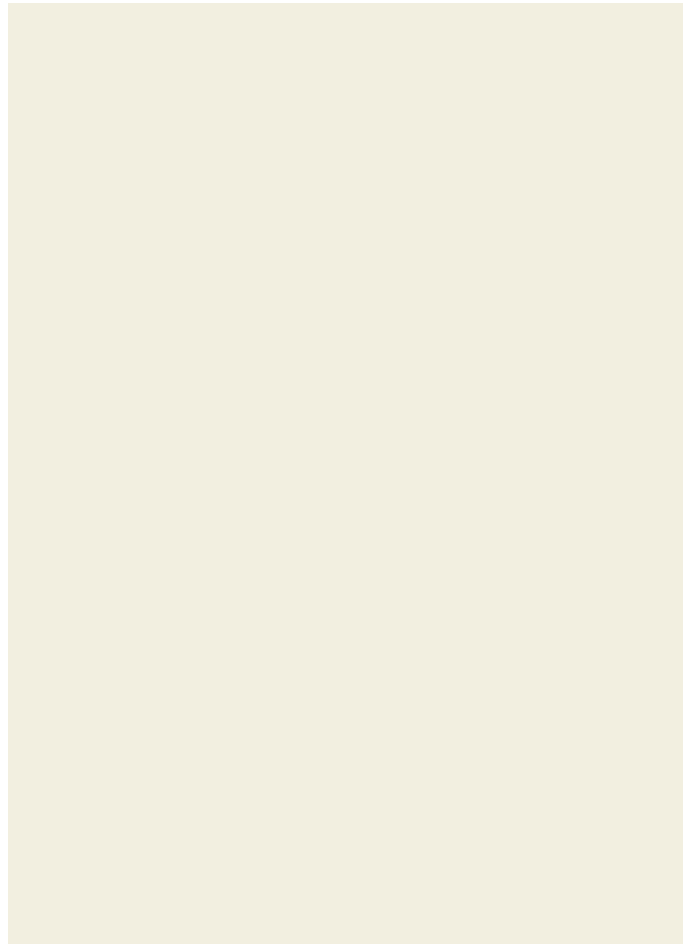
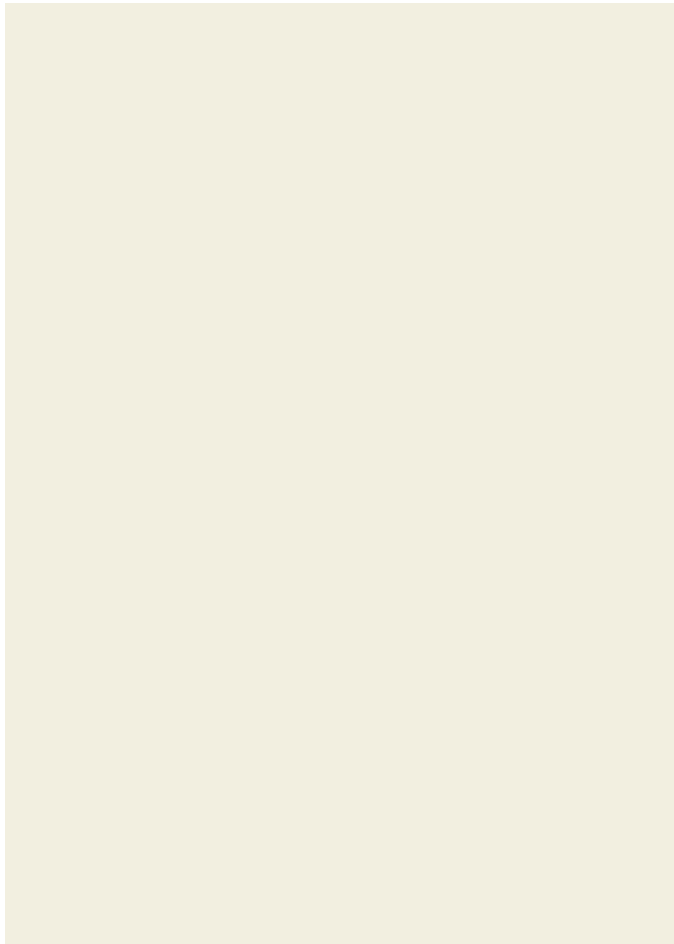
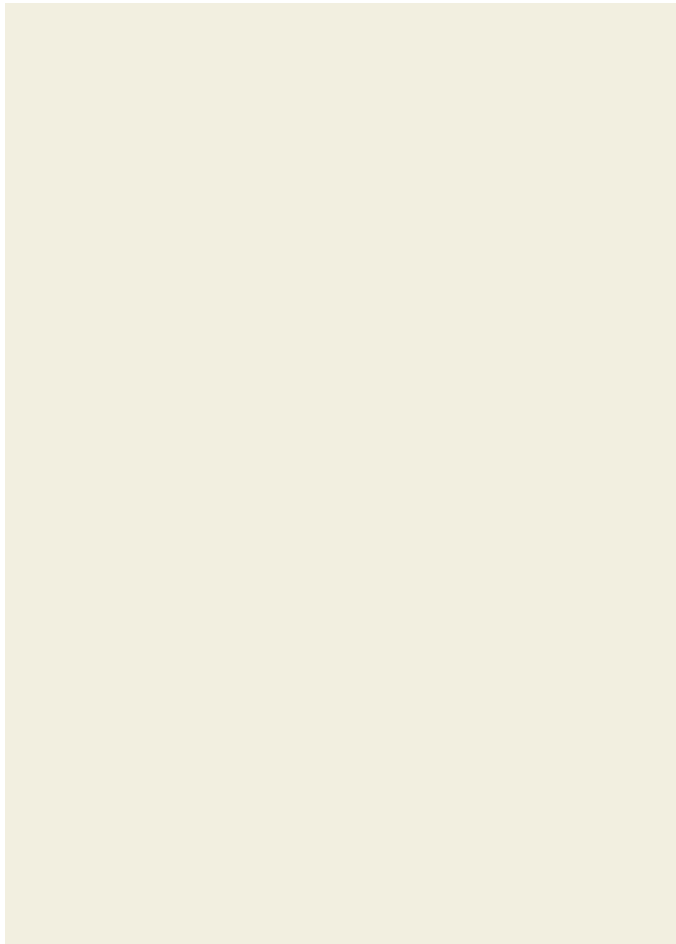
Externally, the property benefits from a large driveway providing off road parking for several vehicles. To the rear is a generous enclosed garden, mainly laid to lawn with a patio area ideal for outdoor seating and entertaining.

Further benefits include gas central heating and recently fitted double glazed windows throughout.

Mackworth is a popular and well established residential area situated to the west of Derby city centre, offering an excellent combination of convenient city living and easy access to the surrounding Derbyshire countryside. The area is particularly well placed for commuters, with good access to the A38 and A52, providing convenient connections across Derby and to the wider road network.

A good selection of everyday amenities can be found locally, including shops, supermarkets and other services, while Kingsway Retail Park and Derby city centre provide a much wider choice of shopping, restaurants and leisure facilities. The area is also well served by local schools and regular public transport links into the city centre.

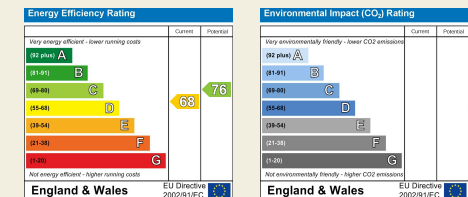




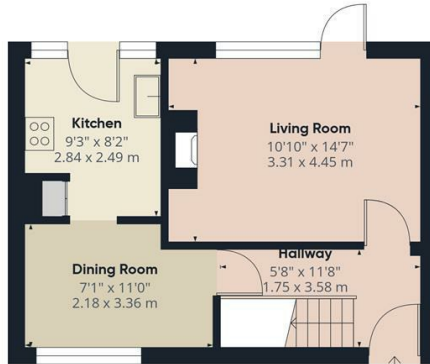
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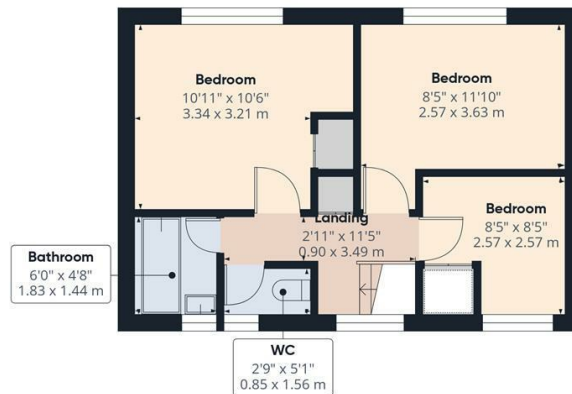
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Floor 0



Floor 1

Approximate total area[®]
779 ft²
72.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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