

Stockbrook Road, Derby

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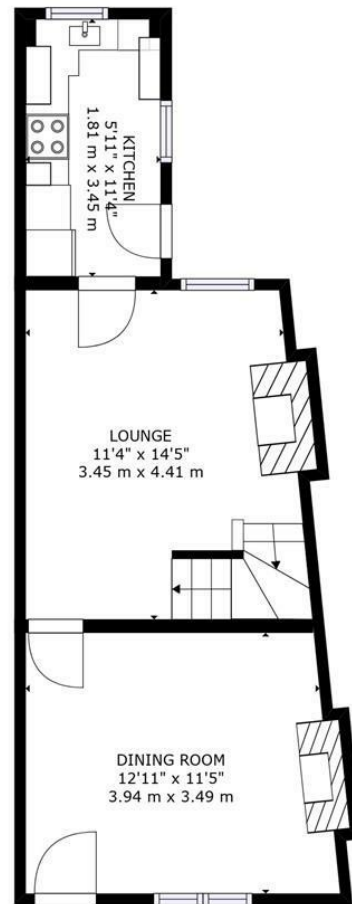


Stockbrook Road, Derby, DE22 3PL

£850 Per month



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 409 sq. ft, 38 m<sup>2</sup>, FLOOR 2: 387 sq. ft, 36 m<sup>2</sup>  
TOTAL: 795 sq. ft, 74 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





A charming two-bedroom home on Stockbrook Road, Derby, combining city convenience with practical comfort. Ideally located within walking distance of the Derbion shopping centre, cafes, and the Royal Derby Hospital, the property also benefits from excellent access to major employers including Rolls-Royce, Toyota, and Alstom Trains. With excellent transport links to the A6, A38, A50, A52, and M1 motorway, commuting is effortless. The home features a generous private rear garden, a modern fitted kitchen, and a stylish bathroom, making it perfect for professionals, couples, or small families seeking a comfortable and well-connected city base.

- Spacious End Terraced Home
- Ideal for Young Professionals
- Dining Room, Stylish Lounge & Contemporary Kitchen
- Generous Enclosed Rear Garden
- Close to Derby City Centre & The Royal Derby Hospital
- Beautifully Presented
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Two Double Bedrooms & Bathroom
- Available on a Furnished Basis
- Easy Access to A38, A50 and A52 leading to the M1 Motorway







### **The Detail**

The property is entered via a uPVC double-glazed panelled door into a welcoming dining room, featuring a feature fireplace with granite effect back plate, grey wood-grain laminate flooring, and dual front-facing windows. The open plan staircase leads to the first-floor landing and below lies access to a cellar and useful under stairs storage cupboard.

The kitchen is fitted with light oak effect units, roll-edged laminated work surfaces, an integrated CDA oven, Zanussi four-ring hob with contemporary extractor, and space for appliances including a fridge freezer and washing machine, both of which are included in the rental.

Upstairs, the property offers two well-proportioned double bedrooms, one with built-in wardrobes, and a contemporary bathroom with a P-shaped bath, Triton shower, pedestal basin, WC, tiled splashbacks, and chrome heated towel rail.

The private rear garden features a paved patio, lawn, raised planting beds, a timber shed, and secure fence-panelled boundaries.

### **The Location**

Stockbrook Road is ideally situated a short walk from Derby city centre, offering easy access to shopping, cafes, leisure facilities, and the Derbion shopping centre with cinema.

The Royal Derby Hospital is nearby, and major employers including Rolls-Royce, Toyota, and Alstom Trains are within easy reach.

Excellent transport connections provide access to the A6, A38, A50, A52, and M1 motorway, while East Midlands International Airport is approximately 20 minutes' drive.

This location combines urban convenience with a sense of community, making it an ideal choice for professionals, couples, or small families seeking a well connected city home with outdoor space.

### **Reservation Fee & Deposit**

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942



# Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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## Energy Performance Graph

