



HEBRIDES CLOSE, SINFIN, DERBY

PRICE £1,200 PER

MONTH

3 BEDROOM

| 1 BATHROOM

| 2 RECEPTION



WELCOME TO HEBRIDES CLOSE

Three Bedroom Semi-Detached Home | Modern Kitchen & Bathroom | Two Reception Areas | Driveway & Garage | Enclosed Rear Garden | Stenson Fields Location | Excellent Local Amenities | EPC Rating D

A well presented three bedroom semi-detached home situated in the popular residential area of Stenson Fields. Offering well-proportioned accommodation throughout, the property benefits from a modern fitted kitchen with appliances, two reception areas, three bedrooms, a modern family bathroom, driveway parking and a garage. To the rear is an enclosed garden with lawn and decked seating area, making this a practical and comfortable home in a convenient location.

THE DETAIL

The property is entered via a welcoming entrance hallway, with stairs rising to the first floor and access leading through to the main living accommodation.

The lounge is a bright and comfortable space with a modern electric fire, window overlooking the front of the property and attractive Karndean flooring. An archway leads through into the separate dining room, creating a sociable space ideal for family meals or entertaining. French doors provide direct access onto the rear garden.

The modern fitted kitchen is located to the rear and features a good range of wall and base units, stainless steel double oven, gas hob with extractor over and a range of appliances including washing machine, fridge and freezer. The kitchen also benefits from tiled flooring, a rear window and door providing access to the garden.

To the first floor are three bedrooms and the family bathroom.

The principal bedroom is a good-sized double room with fitted wardrobes, carpeted flooring and a box window overlooking the front.

Bedroom two is another well-proportioned bedroom with built-in wardrobes, carpeted flooring and a rear-facing window.

Bedroom three is a versatile single bedroom or ideal home office, with useful over-stairs storage, laminate flooring and a window overlooking the front.

The modern family bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower over. The room also benefits from tiled flooring and a rear-facing window.

Outside, the property has a private enclosed rear garden featuring a lawn and decked seating area, providing a pleasant outdoor space for relaxing and entertaining. There is also access to the garage.

To the front, the property benefits from a driveway providing off-road parking, together with the garage.

CB+CO





The Location

Situated within the established residential area of Stenson Fields, the property is well positioned for a range of local amenities, schools and everyday facilities.

There are excellent transport links nearby, providing convenient access into Derby City Centre and surrounding areas, whilst the property's position also offers straightforward access to the A50 and wider road network.

The combination of its convenient location, practical accommodation, driveway, garage and enclosed garden makes this an attractive rental opportunity.

EPC Rating: D

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

CB+CO



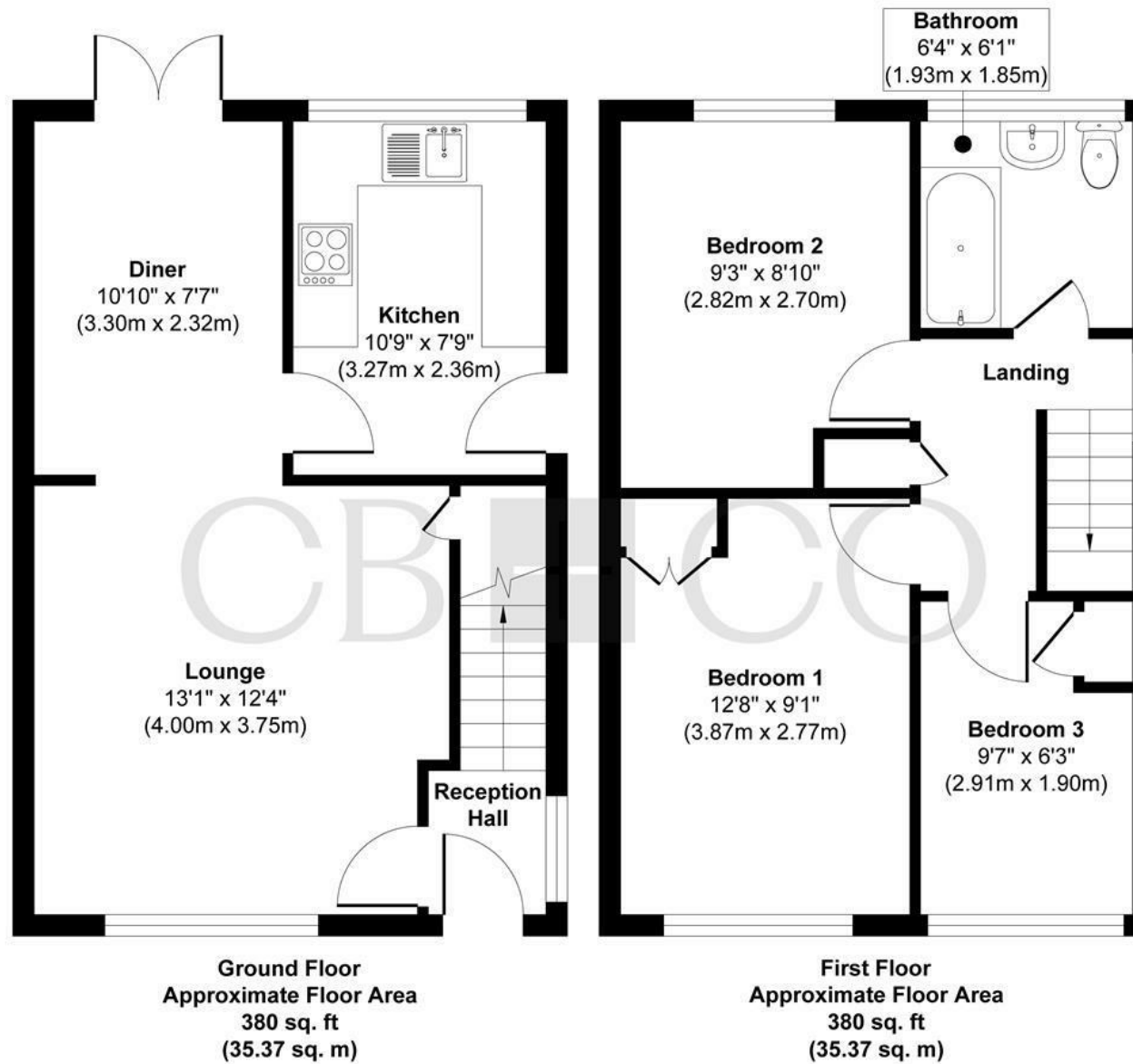








Hebrides Close, Derby, DE24 3LP



Approx. Gross Internal Floor Area 760 sq. ft / 70.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

764.24 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Three Bedroom Semi Detached House
- Modern Fitted Kitchen With Appliances
- Two Reception Rooms
- Modern Family Bathroom With Shower Over Bath
- Three Well Proportioned Bedrooms
- Driveway Parking And Garage
- Private Enclosed Rear Garden
- Popular Stenson Fields Location
- Excellent Transport Links And Local Amenities
- Easy Access To Derby City Centre & A50

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
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