



CRANESBILL CLOSE, MICKLEOVER, DERBY

PRICE £1,200 PER

MONTH
3 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO CRANESBILL CLOSE

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME - HIGHLY SOUGHT AFTER MICKLEOVER DEVELOPMENT - TWO BATHROOMS - PRIVATE REAR GARDEN - OFF ROAD PARKING.

This attractive contemporary home offers well-proportioned accommodation arranged over two floors, providing a stylish and comfortable setting for modern family living. The property combines generous living space with a beautifully appointed kitchen, three well proportioned bedrooms and two bathrooms. Externally, the private enclosed rear garden provides an excellent space for outdoor entertaining and relaxation, whilst off road parking adds further convenience. Ideally positioned within one of Derby's most popular residential suburbs, this is an excellent opportunity to secure a high quality home within a desirable and well connected location.

THE DETAIL

Cranesbill Close is an attractive three bedroom semi-detached home occupying a desirable position within this popular residential development in Mickleover.

The property offers a well considered layout arranged over two floors, creating a versatile home ideally suited to modern family life. The generous reception accommodation provides a comfortable space for both everyday living and entertaining, complemented by a stylish contemporary kitchen with excellent storage and preparation space.

To the first floor are three well proportioned bedrooms, providing flexibility for family, guests or home working. The accommodation is further enhanced by two contemporary bathrooms, offering both practicality and comfort.

Outside, the property benefits from a private enclosed rear garden, providing a pleasant and secluded setting for outdoor seating and entertaining. There is also off-road parking to the front. With its contemporary styling, generous accommodation and highly desirable position, this is a particularly appealing rental opportunity.

The Location

Mickleover is one of Derby's most popular residential suburbs, situated approximately three miles west of Derby city centre and offering an excellent range of local amenities. The area provides a superb selection of shops, cafés, restaurants, supermarkets and leisure facilities, making it particularly convenient for day to day

CB+CO





living.

The property is also ideally placed for access to a number of well regarded schools and the surrounding countryside, whilst regular bus services provide convenient connections into Derby city centre.

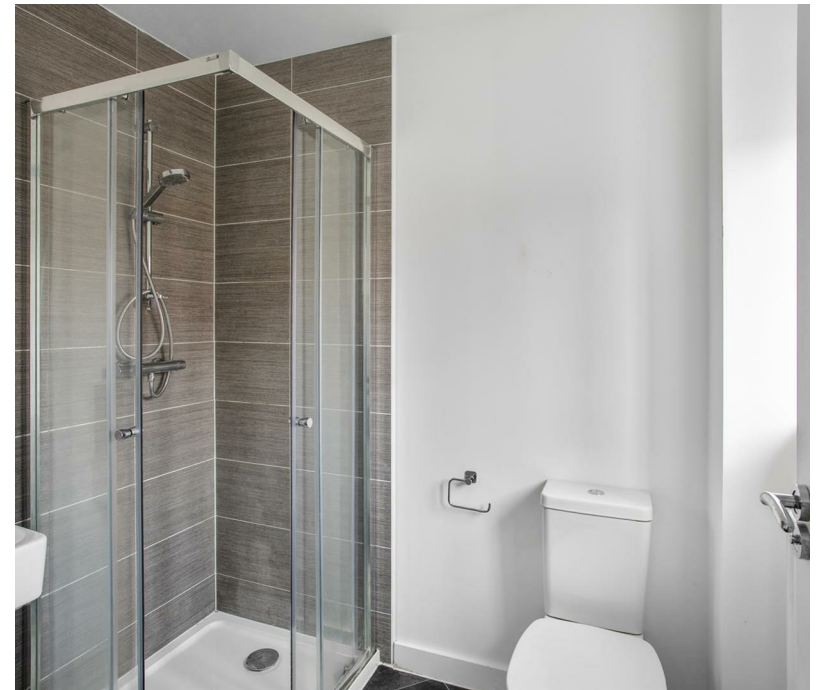
For commuters, the location offers excellent access to the A38, A50 and wider motorway network, providing links towards Nottingham, Burton upon Trent and further afield. The area is also well positioned for major employment centres including the Royal Derby Hospital, Rolls-Royce and the University of Derby.

Mickleover combines a desirable residential setting with excellent connectivity.

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











THE PARTICULARS

APPROX

sq ft

EPC RATING

COUNCIL TAX BAND

C

- Beautifully Presented Three Bedroom Semi-Detached Home
- Highly Sought After Mickleover Development
- Contemporary & Stylish Living Accommodation
- Generous Lounge & Dining Space
- Beautifully Appointed Modern Kitchen
- Two Contemporary Bathrooms
- Private Enclosed Rear Garden
- Excellent Off Road Parking
- Popular & Well Connected Residential Location
- Ideal Modern Family Home

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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