



MILL STREET, DERBY

PRICE £950 PER

MONTH  
1 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



## WELCOME TO MILL STREET

---

A beautifully presented and contemporary coach house offering stylish and spacious accommodation, private parking and a garage, all within easy reach of the city centre.

Offering considerably more than you would expect from a typical city-centre property, this fantastic home features a spacious open-plan living, kitchen and dining area, generous double bedroom with built-in wardrobes, modern bathroom, separate utility room and additional WC. The property also benefits from a private garage and parking behind secure electric gates, making it an excellent choice for those looking for convenience without compromising on space.

## THE DETAIL

---

Situated in a highly convenient location close to the city centre, this modern and well-presented coach house offers stylish accommodation with excellent access to local amenities, transport links and everything the city has to offer.

The property is accessed on the ground floor, where you are welcomed by a useful separate utility room with space for appliances, together with a WC. This additional ground floor space provides a practical level of storage and functionality that is a real benefit for modern living.

Stairs lead to the first floor, where the property opens into a bright, spacious and impressive open-plan living, kitchen and dining area. The modern fitted kitchen offers a good range of storage and preparation space and comes equipped with a fridge freezer and dishwasher. The generous living area provides plenty of room for both relaxing and dining, creating a fantastic sociable space.

The well-proportioned double bedroom benefits from built-in wardrobes, providing excellent storage, while the modern bathroom is finished with a stylish three-piece suite.

The property has been modernly decorated throughout and benefits from new carpets, giving the accommodation a fresh and contemporary feel. Gas central heating and double glazing are also provided.

One of the property's standout features is the private garage and allocated parking behind secure electric gates. This provides excellent convenience and security

CB+CO





and is a particularly desirable feature for anyone wanting to live close to the city centre.

#### The Location

The property enjoys a fantastic position for city living, with the city centre within easy reach and a wide variety of shops, restaurants, bars and everyday amenities nearby.

Local shops and bus routes are also within easy reach, providing convenient access to surrounding areas and making this an ideal location for professionals or couples wanting to be close to the action while still having the benefit of secure private parking.

With its modern presentation, generous living accommodation, garage, secure parking and excellent location, this is a coach house that offers both style and practicality and is well worth viewing.

#### 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





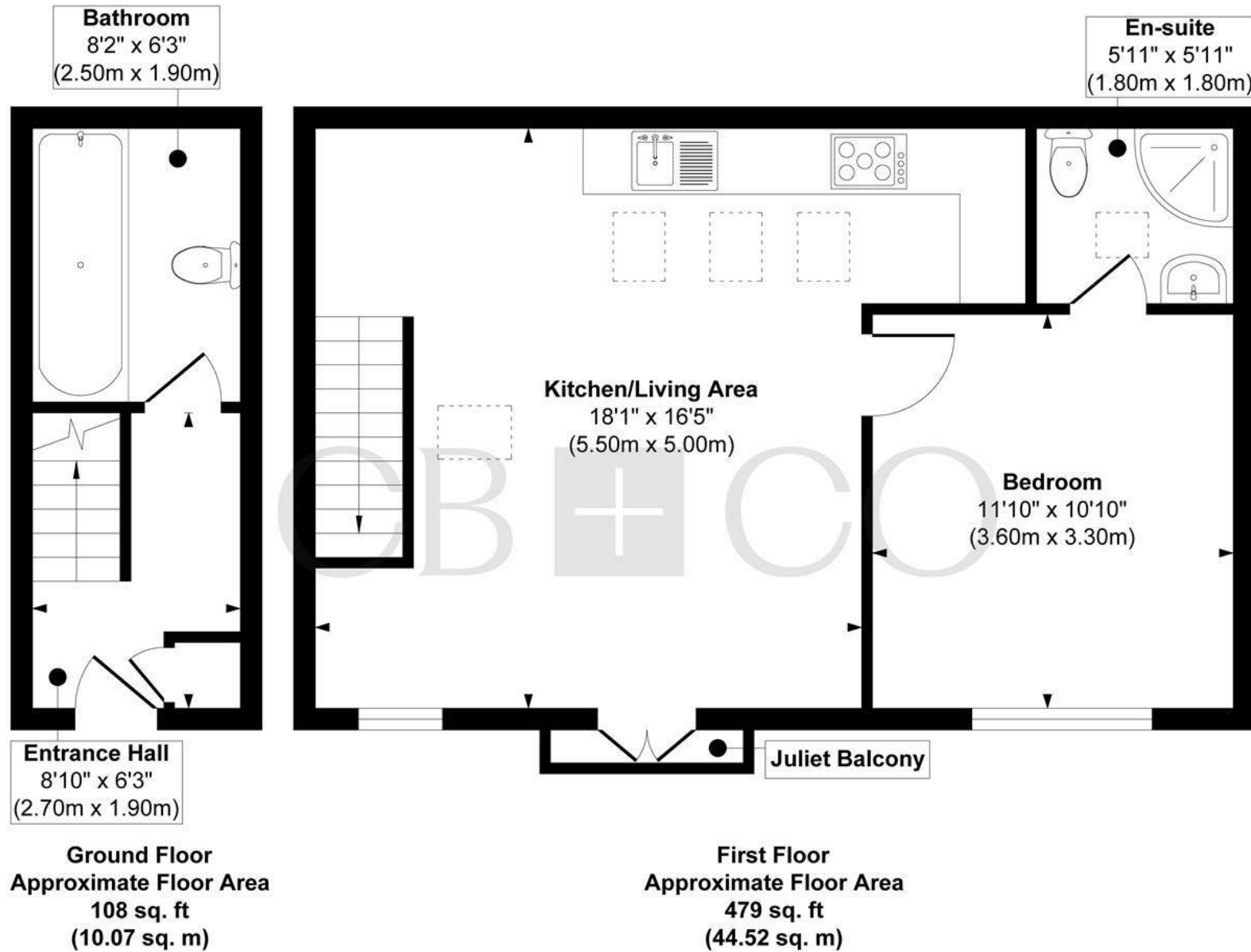








## Mill Street



**Approx. Gross Internal Floor Area 587 sq. ft / 54.59 sq. m**

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

Produced by Elements Property

## THE PARTICULARS

APPROX

645.84 sq ft

EPC RATING

C

COUNCIL TAX BAND

A

- Beautifully Presented Contemporary Coach House
- Prime City Centre Location With Excellent Amenities
- Spacious Open-Plan Living, Kitchen & Dining Area
- Generous Double Bedroom With Built-In Wardrobes
- Modern Bathroom With Stylish Three-Piece Suite
- Separate Utility Room & Additional Ground-Floor WC
- Modern Fitted Kitchen With Integrated Dishwasher
- Private Garage & Secure Gated Parking
- Contemporary Decoration Throughout
- Exceptional Home Combining Style, Space & Convenience

## 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

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

# CURRAN BIRDS + CO