



**HOLDERNESS CLOSE, STENSON FIELDS, DERBY**

**PRICE £875 PER MONTH**

**2 BEDROOM**

**| 1 BATHROOM**

**| 1 RECEPTION**



## WELCOME TO HOLDERNESS CLOSE

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WELL PRESENTED TWO BEDROOM HOME WITH ALLOCATED PARKING – Located within the ever-popular suburb of Stenson Fields, this attractive home offers an excellent opportunity for tenants seeking comfortable accommodation in a convenient and well connected location. Combining practical living space with private outdoor areas and allocated parking for two vehicles, the property is ideally suited to professionals, couples and small families. The home enjoys a welcoming atmosphere throughout, with well proportioned rooms and a layout designed to accommodate modern lifestyles. Positioned close to a range of local amenities, excellent transport links and major employers, this is a superb rental opportunity in an area that continues to prove highly desirable amongst tenants.

## THE DETAIL

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### The Detail

This well maintained home offers spacious and versatile accommodation arranged over two floors. Upon entering the property, you are welcomed into a bright and comfortable living room, providing the perfect setting for relaxing after a busy day or entertaining guests. The room enjoys plenty of natural light and offers ample space for a variety of furniture arrangements.

To the rear of the property is a generous kitchen diner, designed to accommodate both everyday living and social occasions. Offering excellent storage and preparation space, together with room for dining, this area overlooks the rear garden and forms the heart of the home.

The first floor provides two well proportioned bedrooms and a modern bathroom. The principal bedroom benefits from fitted wardrobes, creating practical storage whilst maintaining a spacious feel. The second bedroom offers flexibility and can easily be utilised as a guest bedroom, home office or nursery.

Outside, the property enjoys attractive gardens to both the front and rear, providing private outdoor space to enjoy throughout the year. Allocated parking for two vehicles further enhances the practicality and appeal of this excellent home.





### The Location

Stenson Fields remains one of Derby's most sought after residential suburbs, offering an excellent balance of convenience and community living. The area benefits from a wide range of local amenities including supermarkets, shops, schools, parks and leisure facilities, all within easy reach of the property. Excellent transport links provide swift access to Derby city centre, Royal Derby Hospital, Rolls-Royce, Toyota and the A38, making the location particularly appealing to professionals and commuters. Nearby green spaces and walking routes provide opportunities to enjoy the outdoors, whilst regular public transport services offer easy access across the city. Combining convenience, accessibility and a strong sense of community, Stenson Fields continues to be a popular choice for tenants looking for a well-connected place to call home.

### Reservation Fee & Holding Deposit

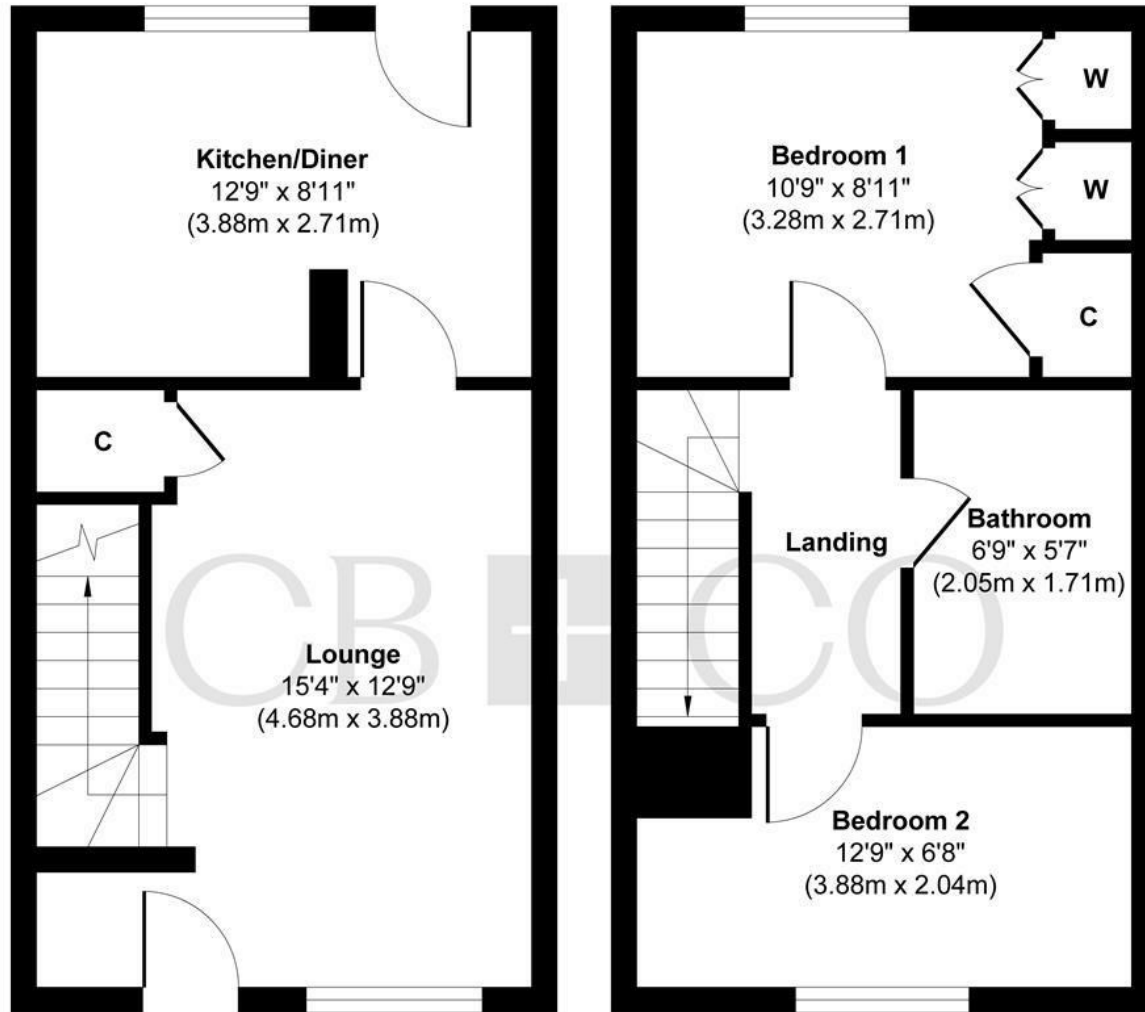
A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

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





# Holderness Close, Derby, DE24 3BL



**Ground Floor**  
Approximate Floor Area  
312 sq. ft  
(29.06 sq. m)

**First Floor**  
Approximate Floor Area  
312 sq. ft  
(29.06 sq. m)

**Approx. Gross Internal Floor Area 624 sq. ft / 58.12 sq. m**

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

## THE PARTICULARS

APPROX

581.26 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Popular Stenson Fields Location
- Well Presented Throughout
- Spacious Two Bedroom Home
- Bright And Welcoming Living Room
- Generous Kitchen Diner
- Fitted Wardrobes To Principal Bedroom
- Modern Bathroom Suite
- Attractive Front And Rear Gardens
- Allocated Parking For Two Vehicles
- Available To Let Soon With Early Viewing Recommended

## DARLEY ABBEY MILLS

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### THE MILLS

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

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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