



10 Harthill Road, Stenson Fields, Derby, Derbyshire, DE24 3GD

£950 PCM

Scofield Stone is pleased to offer to let this spacious two-bedroom mid-terrace family home situated at this convenient address in Stenson Fields close to Littleover and various local amenities. The property is spacious and briefly comprises; entrance hallway, ground floor WC, kitchen with a range of modern wall and base units, and a sitting room with doors leading to the rear enclosed garden with a raised decking area, , to the front aspect there are two allocated parking spaces. On the first floor are two large double bedrooms (one with a built-in wardrobe) and a family bathroom.

EPC Rating: C (79). Deposit £1095, which includes a holding deposit of £215 which will go towards the successful applicants first month rent.



Sales: 01283 777100
Lettings: 01332 511000
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FULL DESCRIPTION

Nestled in the charming area of Stenson Fields, Derby, this delightful two-bedroom terraced house on Harthill Road offers a perfect blend of comfort and convenience. Ideal as a first-time home, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The living area is bright and airy, providing an inviting space for relaxation or entertaining guests. The kitchen is practical and well-equipped, making it a joy to prepare meals and enjoy family gatherings.

The two bedrooms are generously sized, offering ample room for rest and personalisation. The bathroom is modern and well-appointed, ensuring a comfortable experience for all residents.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this bustling area. The location itself is highly desirable, with local amenities, schools, and parks within easy reach, making it an excellent choice for those seeking a vibrant community.

In summary, this terraced house on Harthill Road presents a wonderful opportunity to own a charming home in Stenson Fields, Derby. With its appealing features and convenient location, it is sure to attract interest from a variety of tenants. Do not miss the chance to make this lovely property your home.

Entrance Hallway

A welcoming entrance to the home, finished with wood effect laminate flooring and neutral décor. The hallway is accessed via a front aspect part obscure glazed composite entrance door and includes a radiator.

Guest Cloakroom



A practical ground floor cloakroom, finished with wood effect laminate flooring and neutral décor. Features include a front aspect obscure UPVC double glazed window, low flush WC, pedestal wash hand basin with chrome monobloc tap, tiled splashback and radiator.

Kitchen

6'2" x 11'6" (1.88 x 3.53)



A well-presented kitchen fitted with wood effect laminate flooring, neutral décor and a front aspect UPVC double glazed window. The kitchen is equipped with a range of wall and floor units, wood effect worktops, an inset stainless steel sink with drainer, vegetable preparation bowl and chrome monobloc tap. Integrated appliances include an electric oven, gas hob with chimney style extractor hood above and washing machine. A wall mounted gas combination boiler is also housed within the kitchen.

Lounge/Diner

13'2" x 15'3" (4.02 x 4.65)



A bright and comfortable living space, neutrally decorated and carpeted for a warm, homely feel. Rear aspect UPVC double glazed French doors open directly onto the garden, creating a lovely connection between indoor and outdoor living. The room also benefits from an under stairs storage cupboard, TV and telephone points, and two radiators.

Stairs & Landing

The carpeted stairs rise to the first floor landing, complemented by neutral décor and a wooden spindle balustrade. The landing provides access to the roof space.

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Principle Bedroom

13'3" x 9'9" (4.05 x 2.99)



A well-proportioned double bedroom, carpeted and neutrally decorated, with a rear aspect UPVC double glazed window overlooking the garden. The room also benefits from a fitted wardrobe and radiator.

Bedroom Two

13'1" x 9'8" (3.99 x 2.95)



A further good-sized bedroom, enjoying two front aspect UPVC double glazed windows which allow plenty of natural light. The room is carpeted and neutrally decorated, with useful over stairs storage and a radiator.

Family Bathroom

6'0" x 7'0" (1.85 x 2.14)



A neatly presented bathroom with ceramic tile effect flooring, neutral décor and tiled splashbacks. The suite comprises a low flush WC, pedestal wash hand basin with chrome monobloc tap and bathtub with chrome mixer tap and plumbed shower over. A radiator completes the room.

Outside

Frontage and Driveway

The property is approached via a pleasant frontage with herbaceous planting by the main entrance, creating a welcoming first impression. Allocated parking is provided for one car.

Rear Garden



To the rear is an enclosed, private garden designed for easy enjoyment, featuring a paved patio, lawn and decked seating area. The space offers a practical and attractive setting for outdoor dining, relaxing or entertaining.

Material Information

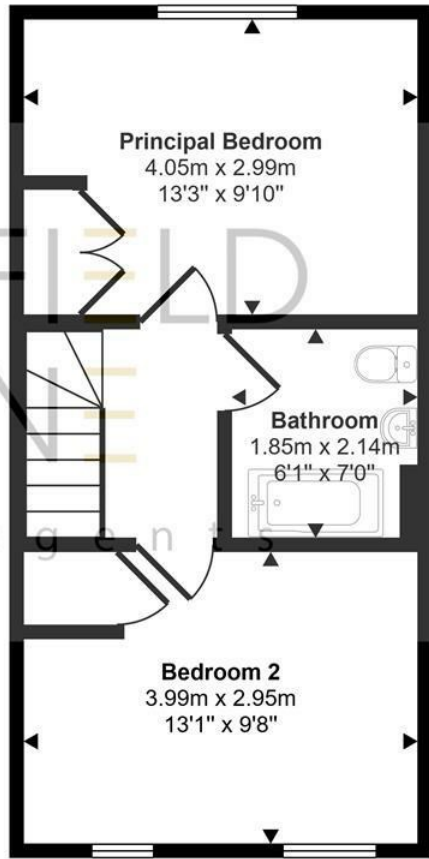
What3Words

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Approx Gross Internal Area
67 sq m / 722 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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