



**To Let: £825 Monthly**

**Michelle Close, , Stenson Fields, Derbyshire,  
24-michelle-close, DE24 3LY**

- Unfurnished
- New Kitchen
- Secure Rear Garden
- Electric Heating
- New Bathroom
- Spacious Lounge
- Off Road Parking
- Double Bedroom

## About The Property

This is a very nice semi detached property with one bedroom, one second study/nursery room, off road parking spaces for two cars, side access to the rear garden, front entrance porch, spacious reception room, door way through to the BRAND NEW kitchen in a modern grey and wood worktops, under stairs storage cupboard which would make a handy larder and the rear door to the secure garden with patio area. Stairs to the landing, second bedroom to the rear of the property, bathroom which has also been completely replaced with BRAND NEW suite with shower over the bath. The large bedroom is located to the front of the property and also has a built in storage cupboard. The property is fitted with double glazed windows and doors, has electric storage heating throughout the property and is in a great cul-de-sac location which is very convenient to local amenities, shops, bus stop, great road connections are also close by via the A50/A38 Available from the 3rd November 2025 Rent - £825.00pcm Deposit £925.00 Managed by the Owner

## Room Details

### Entrance Porch

Front entrance porch with wood effect laminate flooring, double glazed windows and doorway through to the main reception

### Kitchen

Grey tile effect flooring with BRAND NEWLY fitted grey modern wall, base and drawer units with wood effect square edge worktops, New inset Induction, New built in electric oven, tall freestanding New Fridge Freezer, space for a washing machine, under stairs storage cupboard and door to the rear garden.

### Rear Garden

Paved patio with secure fencing all around, gate to the side providing access to the side and front of the property.

### Reception

Very spacious main reception room with double glazed window, electric storage heater, wood effect flooring, neutral decoration (freshly done), stairs leading to the first floor and door way through to the kitchen

### Bathroom

Grey tile effect flooring with neutral decoration with tiles around the suite, double glazed etched glass window, BRAND NEW white three piece suite with Electric shower over the ba...

### Bedroom One

Large double bedroom with grey fitted carpet, neutral decoration, double glazed







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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

## FEE'S:-

Student, Professional & Families

- No administration fee's
- No setup fee's
- No referencing fee's
- No guarantor fee's
- One months rent as a deposit for students
- 5 weeks rent as a deposit for professionals & families
- One months rent in advance

Please note we can not guarantee the complete accuracy of all the information in our marketing material. There maybe some errors, so please check the paperwork and the tenancy agreement carefully.

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