



8 HARGREAVES CLOSE DERBY, DE23 3YH

£2,200 PER MONTH

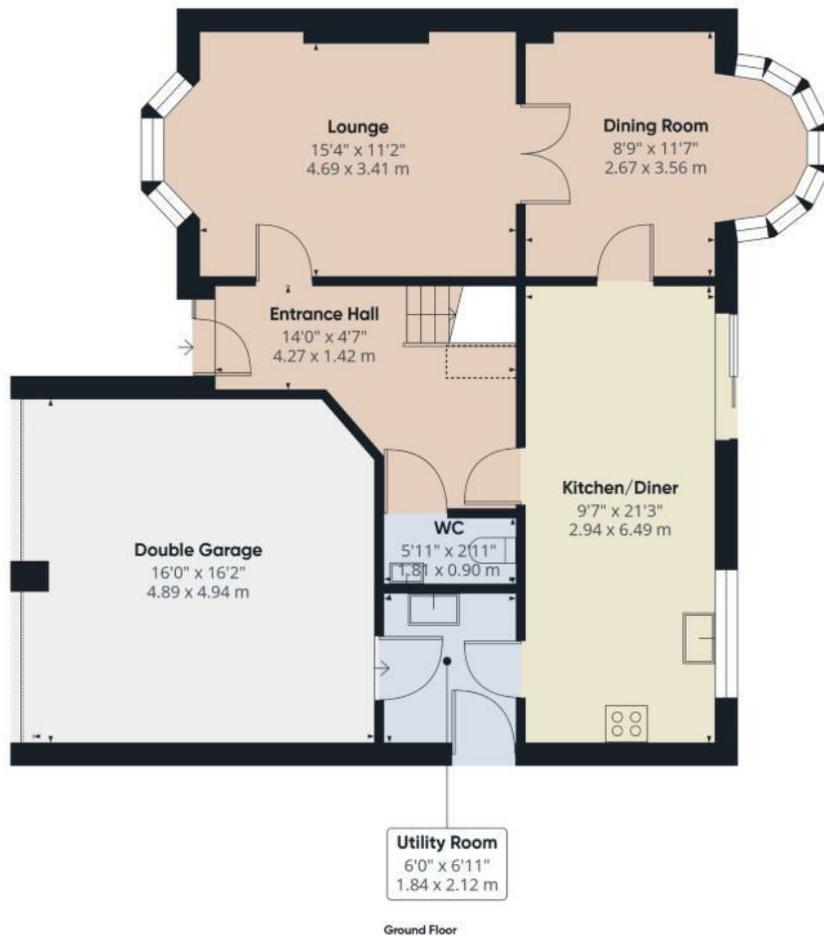
Set on a quiet cul-de-sac in Littleover, this is a proper family home with the space and layout to match.

Inside, the ground floor works exactly how you want it to. There's a main living room for everyday use, a second reception room that gives you flexibility depending on how you live, and a large open-plan kitchen and dining space that naturally becomes the centre of the house. Doors open out to the garden, so it all connects well, whether that's family time or having people round. A separate utility room and downstairs WC keep the practical side of things out of the way.

Upstairs, there are five genuine bedrooms. The main bedroom and second bedroom both have their own en suites, which makes a big difference day to day, and there's still a full family bathroom serving the rest of the house. The layout feels balanced, with no compromised rooms.



White House
Lettings



Approximate total area**
974 ft²
90.4 m²

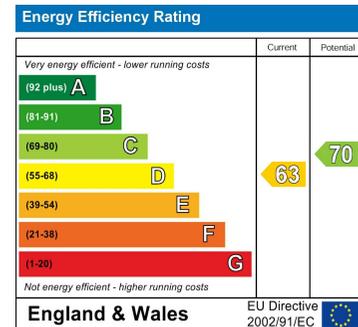
Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



White House Lettings

White House Lettings Lettings
Lower Portland
Kirkby-In-Ashfield
Nottingham
Nottinghamshire
NG17 9LD

01623 403032
enquiries@whitehouselettings.co.uk
<https://www.whitehouselettings.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements