



14 Shannon Close
Sunnyhill
Derby
Derbyshire
DE23 1LF

£975 Per Calendar Month

- Two bedroomed bungalow
- Peaceful cul-de-sac location
- Off road parking
- Fully fitted kitchen
- Landscaped rear garden

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

A two bedroomed semi-detached bungalow which has been newly redecorated and new carpets. One large reception room, double bedroom, single bedroom, family bathroom with shower and fitted kitchen.

LOCATION

Littleover boasts of a wide and varied range of local shopping facilities, comprehensive schooling and good road access to the A38 and A50.

ACCOMMODATION

ON THE GROUND FLOOR

LOUNGE

4.80m x 4.00 (15'8" x 13'1")

Gas fire. Central heating radiator. Full length windows with wooden shutters fitted.

FITTED KITCHEN

2.76m x 2.25m (9'0" x 7'4")

Electric cooker. Fridge freezer. Washing machine.

BEDROOM ONE

2.96m x 3.91m (9'8" x 12'9")

Built-in wardrobe. Central heating radiator.

BEDROOM TWO

2.71m x 2.53m (8'10" x 8'3")

Central heating radiator.

FAMILY BATHROOM

1.67m x 1.84m (5'5" x 6'0")

Fitting three piece bathroom suite with mixer shower over bath. Central heating radiator.

OUTSIDE

To the front there is a driveway for parking up to two vehicles.

To the rear of the property there is a landscaped garden. Two storage sheds. A gardener is available - please ask for details.





DIRECTIONAL NOTE

Approaching from our Derby City office, proceed along Abbey Street, joining Derby Road heading south west. Turn left on to Warwick Avenue, continue down the hill before turning right at the traffic island on to Stenson Road. Turn right again on to Brookfield Avenue, then left into Shannon Close and the property is located by our "To Let" board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 1st May 2026.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

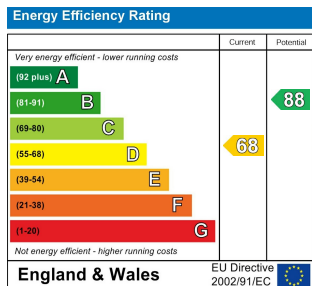
NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co.



SALES OFFICE

Unit 17 Eastgate Business Centre
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