



Malvern Way, Derby
£950 pcm



Malvern Way

Derby

Modern 3-Bedroom Family Home on Malvern Way, Derby – Available Mid-December 2025

Comfort Estates are delighted to present this beautifully presented modern family home, ideally located on Malvern Way. Offered **unfurnished**, the property provides contemporary living in a peaceful residential area, within easy reach of local amenities, schools, and a short drive to Derby City Centre and the train station.

The ground floor comprises a **spacious living room**, and a **modern kitchen/dining area** with French doors opening onto the garden patio – perfect for outdoor dining and entertaining. The garden also includes a **lawn and rear garage**, adding both functionality and charm.

Upstairs, there are **three bedrooms** (two doubles and one single) and a **stylish three-piece bathroom** with a shower over the bath.

Additional benefits include **double glazing**, **gas central heating**, and a **driveway providing off-street parking**.

Perfect for a **small family or professional sharers**, this property is available from **mid-December 2025**.

Contact Comfort Estates today to arrange a viewing!





Malvern Way

Derby

| Three Bedrooms | Unfurnished Property | Available 15th December 2025 |
Large Kitchen/Dining Room | Private Garden | Garage | Driveway | Great
Location |

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Private Garden
- Garage
- Driveway
- Unfurnished Property
- Neutrally Decorated
- Available 15th December 2025
- Modern Kitchen



Entrance/Hallway

10' 8" x 6' 2" (3.26m x 1.88m)

Upon entering the property, you're greeted by a spacious hallway providing access to the lounge, kitchen/diner, and the carpeted staircase leading to the first floor.

Lounge

14' 8" x 10' 8" (4.47m x 3.26m)

The lounge is situated on the ground floor at the front of the property. This bright and inviting space features white painted walls, grey carpet, and offers plenty of room for comfortable living and relaxation.

Kitchen/Dining Room

21' 1" x 10' 2" (6.43m x 3.10m)

This spacious kitchen/diner offers the perfect blend of style and functionality. Finished in a modern white and grey design, it features an integrated hob, oven, and extractor fan, along with a built-in storage cupboard/pantry and a handy breakfast bar. There's plenty of space for a dining table and chairs, while patio doors open directly onto the garden, filling the room with natural light. Decorated in white with grey laminate flooring for a clean, contemporary look.

Master Bedroom

13' 0" x 10' 11" (3.96m x 3.32m)

The main bedroom is located at the rear of the property overlooking the garden. Decorated with white painted walls and grey carpet, the room feels bright and spacious.



Bedroom

13' 0" x 10' 4" (3.97m x 3.16m)

Another spacious bedroom which overlooks the front of the property. Also decorated with white painted walls and grey carpet.

Bedroom

9' 9" x 7' 4" (2.96m x 2.24m)

A third bedroom overlooking the front of the property, ideal for use as a home office, dressing room, or nursery. Neutrally decorated with white painted walls and soft grey carpet.

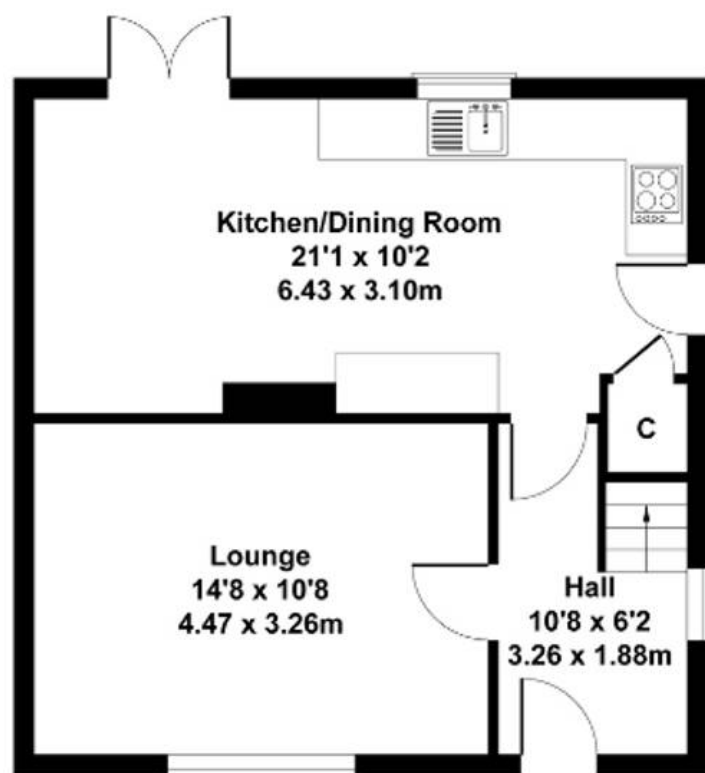
Bathroom

7' 8" x 5' 4" (2.34m x 1.63m)

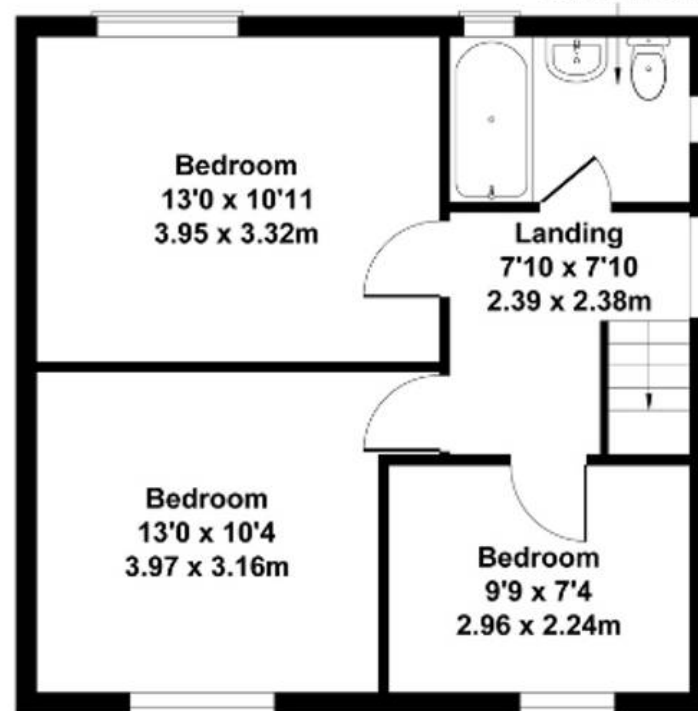
A bright and spacious bathroom complete with shower over the bath, toilet and wash basin. The room is decorated neutrally and complete with grey laminate flooring.



Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Comfort Estates

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