



Chesterton Avenue  
Sunnyhill Derby





## Property Description

We are pleased to bring to market this semi-detached home being sold with no upward chain on a private cul-de-sac in Sunnyhill.

The ground floor accommodation comprises a lounge, dining room, kitchen, conservatory and cloakroom. The carpeted staircase leads to the newly refurbished first floor offering two double bedrooms, a single bedroom and family bathroom.

Externally the property offers a driveway and lawn to the front of the property, a detached single garage, and a private garden to the rear of the property.

The property is conveniently located within close proximity of local amenities and bus routes. Due to the accommodation the property has to offer, it would be ideally suited to first time buyers and growing families. Contact us to arrange your viewing.

## Ground Floor

### Entrance Hallway

Accessed via the UPVC double glazed frosted front door, laminate flooring, one radiator, storage cupboard under the stairs.

### Lounge

11' 11" plus bay x 11' 11" into recess ( 3.63m plus bay x 3.63m into recess )

Laminate flooring, one radiator, gas fire and surround, UPVC double glazed bay window to the front elevation.

### Dining Room

12' x 11' 11" into recess ( 3.66m x 3.63m into recess )

Carpeted flooring, one radiator, electric fire and surround, bay window and door to the rear elevation.

### Kitchen

8' 9" x 6' 4" ( 2.67m x 1.93m )

Vinyl flooring, wall and base units with tiled splashback, space for a cooker, stainless steel sink and drainer with mixer tap, one radiator, UPVC double glazed window and frosted door to the rear elevation.

### Conservatory

8' 4" max x 15' 8" plus recess ( 2.54m max x 4.78m plus recess )

Carpeted flooring, UPVC double glazed windows and French doors to the rear elevation, cloakroom to the side.

### Cloakroom

Vinyl flooring, WC.

## First Floor

### Landing

Carpeted flooring, electric heater, UPVC double glazed frosted window to the side elevation.

### Bedroom One

12' plus bay x 12' into recess ( 3.66m plus bay x 3.66m into recess )

Carpeted flooring, one radiator, UPVC double glazed bay window to the front elevation.

### Bedroom Two

12' x 11' 11" max ( 3.66m x 3.63m max )

Laminate flooring, one radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

7' 5" x 6' 6" ( 2.26m x 1.98m )

Laminate flooring, one radiator, UPVC double glazed window to the front elevation.

### Bathroom

Vinyl flooring, part tiled walls, bath with overhead shower, WC, vanity sink with mixer tap, heated towel rail, UPVC double glazed window to the rear elevation.

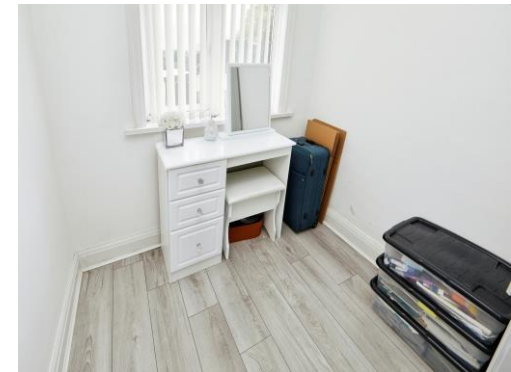
### Outside

To the front of the property is a single driveway leading to the detached single garage with lawn directly to the front of the property.

To the rear is a patio area, and lawn with trees and shrubs.

### Garage

Double doors to the front elevation and pedestrian door to the side elevation.



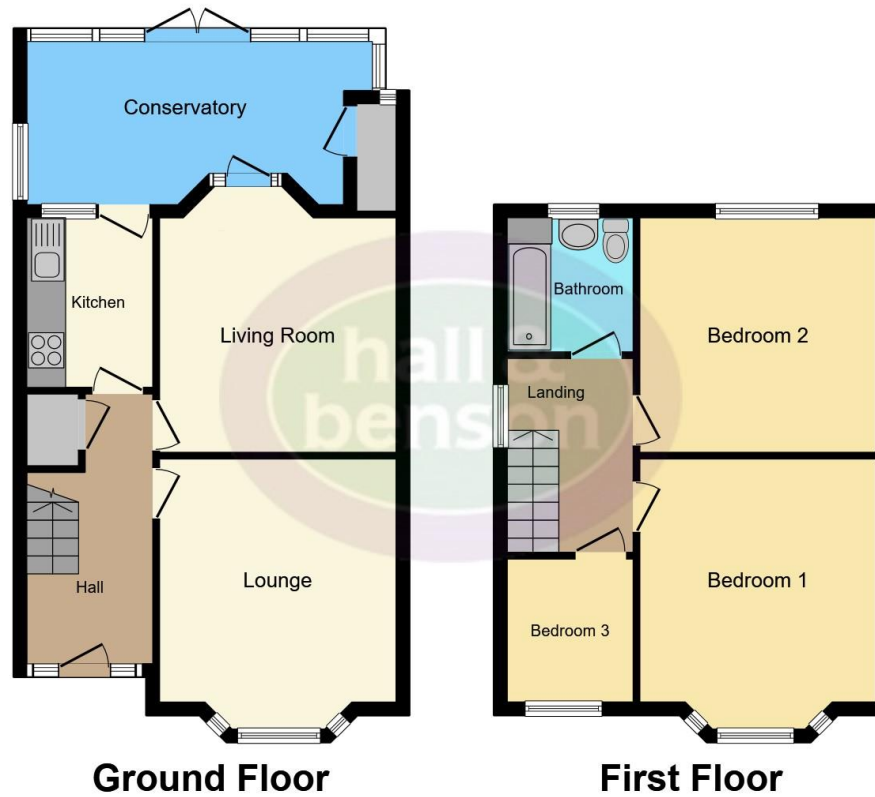












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To view this property please contact Hall & Benson on

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**EPC Rating: F**

Tenure: Freehold

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Property Ref: ATR101636 - 0001