

31 Penrhyn Avenue, Derby, Derbyshire, DE23 6LB

Price £299,950

Freehold



- Four Bedroom Accommodation
- Good Sized Driveway
- Generously Sized, Mature Garden
- Entrance Hall
- Through Lounge/Dining Room
- Extended Kitchen
- Three First Floor Bedrooms & Shower Room
- Second Floor Principal Bedroom and En-Suite Bathroom
- Close to Local Amenities
- Littleover School Catchment Area





Summary

This is a four bedroom, extended, bay fronted semi-detached residence occupying popular residential location in Littleover. It is double glazed and gas central heated with spacious entrance hall, through lounge/dining room, extended kitchen, three first floor bedrooms and shower room, second floor principal bedroom and en-suite bathroom. It has a generously sized, mature garden and driveway to front providing off-road parking. It is convenient for an excellent range of amenities in Littleover centre including a varied selection of shops, regular bus service, schooling at all levels including , easy access to nearby open green spaces and excellent transport links.

F&C

The Location

The property is located within a popular suburb of Derby and is within close proximity to an excellent range of facilities and amenities in Derby City centre. There is easy access to local employers in the area such as Rolls Royce and the property is also conveniently located for the Royal Derby Hospital. Easy access is provided to Derby City centre, the A38 and M1 motorway.

Accommodation

Entrance Hall

14'11" x 5'11" (4.55 x 1.81)

Entrance door provides access to spacious entrance hall with central heating radiator, staircase to first floor with under stair cupboard and double glazed window to front.

Through Lounge/Dining Room

26'7" x 9'10" (8.11 x 3.00)

Comprising lounge area incorporating chimney breast with feature fireplace, decorative display mantle, raised hearth, cast iron log burner, central heating radiator and double glazed window to front.



Fitted Kitchen

16'11" x 5'11" (5.18 x 1.81)

Having wood effect worktop, tiled surround, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for a gas cooker, integrated fridge, integrated dishwasher, appliance space suitable for washing machine and tumble dryer, double glazed window to rear and panelled double glazed door to garden.



Dining Area

With central heating radiator and double glazed window to rear.



First Floor Landing

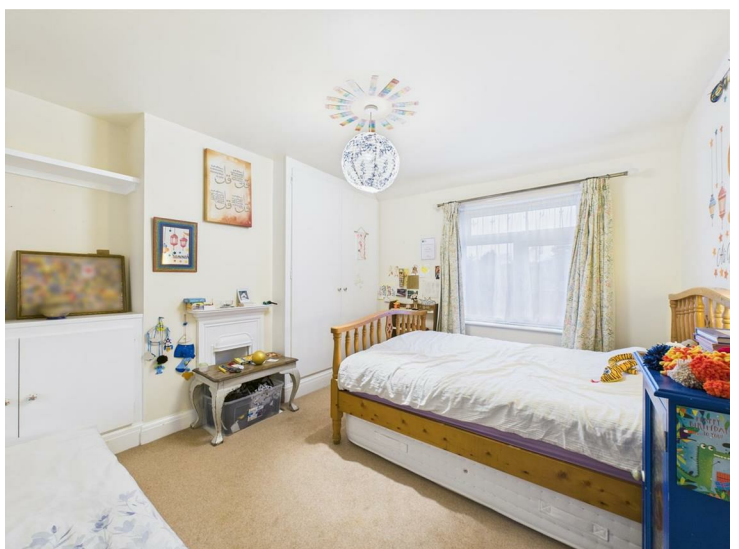
8'11" x 3'2" (2.73 x 0.99)

With feature balustrade, staircase to second floor and double glazed window to side.

Bedroom Two

12'5" x 11'5" (3.79 x 3.50)

With central heating radiator, feature cast iron fire surround, built-in wardrobe and cupboard and double glazed window to rear.



Bedroom Three

11'6" x 10'3" (3.51 x 3.13)

With central heating radiator, feature cast iron fire surround, fitted wardrobe and double glazed window to front.



Bedroom Four

7'10" x 7'7" (2.41 x 2.32)

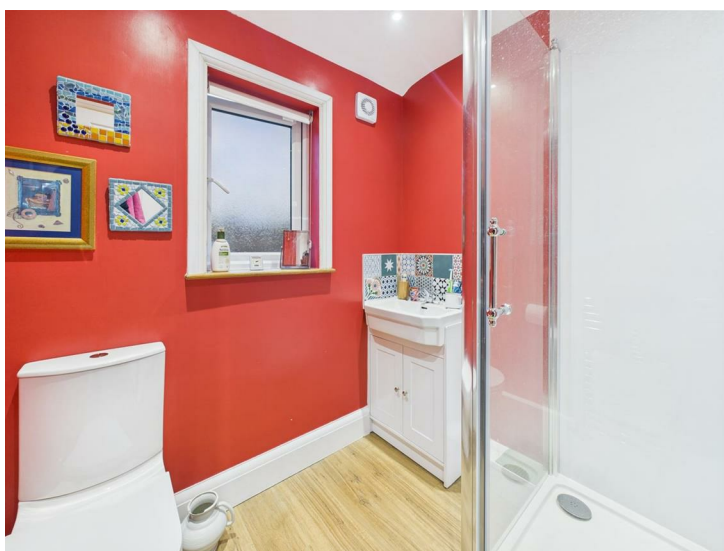
With central heating radiator and double glazed window to front.



Shower Room

6'5" x 6'4" (1.97 x 1.94)

Having a white suite comprising low flush WC, vanity unit wash handbasin with cupboard beneath, shower cubical, chrome towel rail/radiator and double glazed window to rear.



Second Floor Landing

3'3" x 2'7" (1.01 x 0.81)

Having a small landing with a door to the principal bedroom.

Principal Bedroom

19'11" x 10'5" (6.08 x 3.19)

With central heating radiator, useful storage, fitted wardrobe, Velux window to front and double glazed window to rear.



En-Suite

9'5" x 5'3" (2.88 x 1.61)

With low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and double glazed window to rear.



Outside

The property is set back from the road behind a block paved driveway providing off-road parking and access down the side via pathway and gate. To the rear of the property is a generously sized garden featuring extensive lawn, patio area, raised border, mixed hedging and fencing.



Council Tax Band B



Floor 0



Floor 1



Floor 2

Approximate total area ⁽¹⁾
1121 ft ²
104 m ²
Reduced headroom
43 ft ²
4 m ²

(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



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31 Penrhyn Avenue
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	