

Colwyn Avenue

Derby, DE23 6HG

John German



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Offers in Excess of £315,000

Immaculate bay fronted semi detached home with versatile accommodation over three floors, great for large families and home entertaining.

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This attractive property has gas fired central heating and uPVC double glazing throughout.

To describe the property in more detail we start in the spacious entrance hall where doors lead off to the main ground floor living areas and stairs rise to the first floor with a built-in under stairs storage cupboard. The ground floor guest WC is located off the hallway and is fully tiled and fitted with a low flush WC, pedestal wash basin and a chrome heated towel rail.

There is a large living room, formally two separate reception rooms that have been opened up to create a fabulous open living space perfect for larger family gatherings with a bay window to the front, a second window overlooking the rear garden and a feature fireplace with a living flame gas fire within an elegant, polished marble surround with inset accent lighting.

The study overlooks the front elevation and would make a good fifth bedroom if required.

The rear extensions include a lovely dining room which is open plan to the breakfast kitchen with tile effect flooring running through and two skylights.

The kitchen is a lovely size with space for a breakfast table and fitted with an extensive range of modern base and eye level units with roll edge worksurfaces, tiled splashbacks, twin stainless steel sinks and a range cooker with extractor hood over. There is plenty of space for a dishwasher and a fridge freezer. The kitchen has a window overlooking the garden, matching tile effect flooring and a modern style vertical radiator.

The spacious utility room is fitted with a matching range of storage units and roll edge worksurfaces inset double drainer sink unit, tiled splashbacks and plenty of space for appliances including space for a second oven if required. There is a window and a matching entrance door to the garden.

On the first floor a central landing has doors leading off to the first floor bedrooms and the main family bathroom while a second staircase leads up to the second floor master bedroom. On this floor there are two double bedrooms both with fitted wardrobes and a single bedroom. The family bathroom is fully tiled and fitted with a low flush WC, pedestal wash basin and a panelled bath with a shower over. There is also a built-in airing cupboard, chrome heated towel rail and a window to the rear.

On the second floor, the master bedroom is fitted with a generous range of wardrobes with access to eaves storage, dormer window to the rear and a fully tiled en-suite shower room comprising low flush WC, wash basin and shower enclosure.

Outside - The front of the property is set back from the road behind a low boundary wall and has been block paved to provide off road parking. To the rear is a paved low maintenance garden with a brick outhouse providing storage.



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

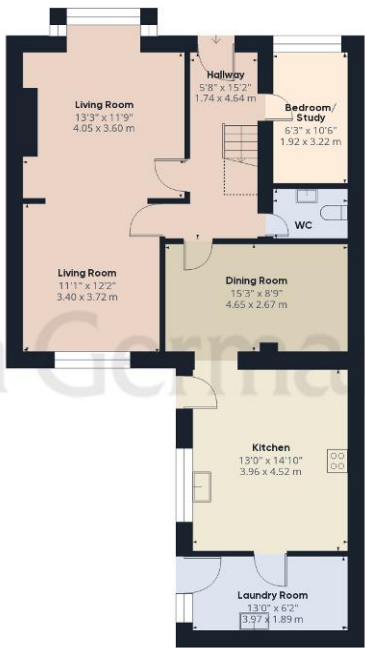
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09042025

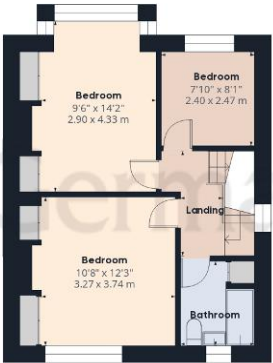
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1584.87 ft²
147.24 m²

Reduced headroom

17.87 ft²
1.66 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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