



**Keswick Avenue, Sunnyhill Derby DE23 1JY**



**welcome to**

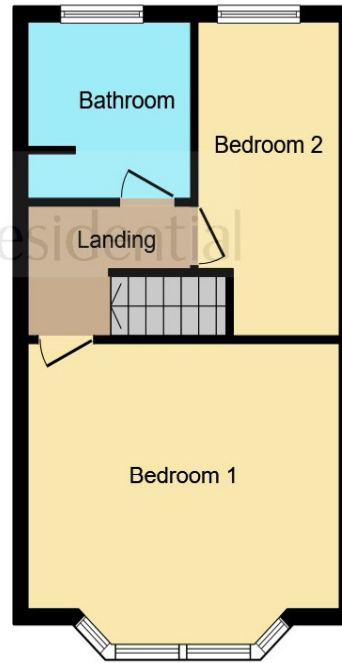
**Keswick Avenue, Sunnyhill Derby**

Charming two-bedroom semi-detached home in Sunny Hill. Features a bright lounge, dining room, conservatory, fitted kitchen, and utility. Two bedrooms, modern bathroom, large low-maintenance garden, garage, and driveway. Ideal for families, first-time buyers, or downsizers.





**Ground Floor**



**First Floor**

### Lounge

11' 6" MAX x 14' 6" MAX ( 3.51m MAX x 4.42m MAX )

### Dining Room

10' 8" MAX x 9' 5" MAX ( 3.25m MAX x 2.87m MAX )

### Conservatory

9' 6" Max x 6' 8" Max ( 2.90m Max x 2.03m Max )

### Kitchen

14' 8" Max x 5' 5" Max ( 4.47m Max x 1.65m Max )

### Bedroom One

12' 3" Max x 14' 6" Max ( 3.73m Max x 4.42m Max )

### Bedroom Two

14' 2" Max x 6' 6" Max ( 4.32m Max x 1.98m Max )

### Bathroom

7' 8" Max x 6' 2" Max ( 2.34m Max x 1.88m Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Keswick Avenue, Sunnyhill Derby

- Two-bedroom semi-detached home in Sunny Hill
- Bright living room, separate dining room & extended conservatory
- Contemporary fitted kitchen with additional utility room
- Two generously sized bedrooms & modern family bathroom with bath
- Spacious low-maintenance rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£190,000**



This delightful two-bedroom semi-detached home is set in a quiet residential area of Sunny Hill, offering a cosy yet practical living space that's ready to move straight into. The property has been thoughtfully arranged to combine comfort with functionality, making it perfect for a range of buyers. On the ground floor, you'll find a welcoming lounge, a separate dining room, and an extended conservatory that brings in plenty of natural light-ideal for relaxing or entertaining. The contemporary fitted kitchen is complemented by a useful utility room. Upstairs, the home offers two generously sized bedrooms and a modern family bathroom with bath. Outside, the property benefits from a large, low-maintenance rear garden, providing plenty of space for families or those who enjoy outdoor living. To the front, a driveway and a garage at back offer excellent parking and storage options. Sunny Hill is a well-connected and family-friendly area, with a range of shops, local schools, and amenities close by. Excellent bus routes make travel convenient, and nearby road links provide easy access to Derby city centre and beyond. It's a location that balances everyday convenience with a peaceful residential feel.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY121100 - 0003

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