



**Grenfell Avenue, Sunnyhill DERBY DE23 1LA**

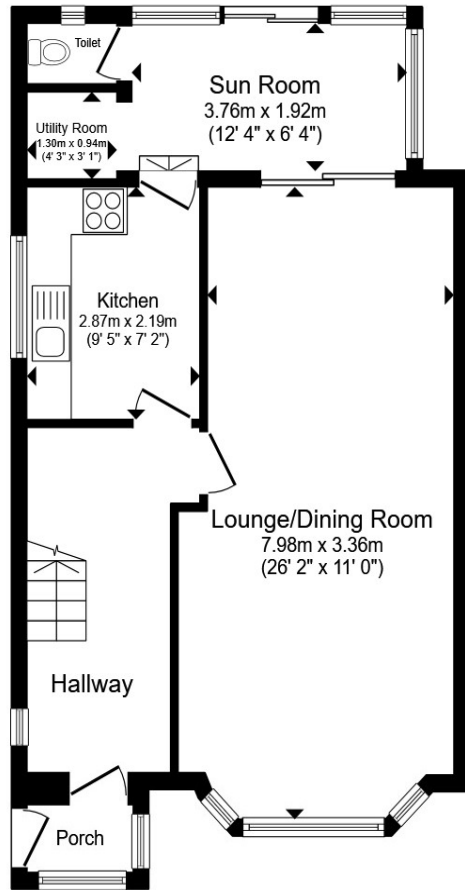


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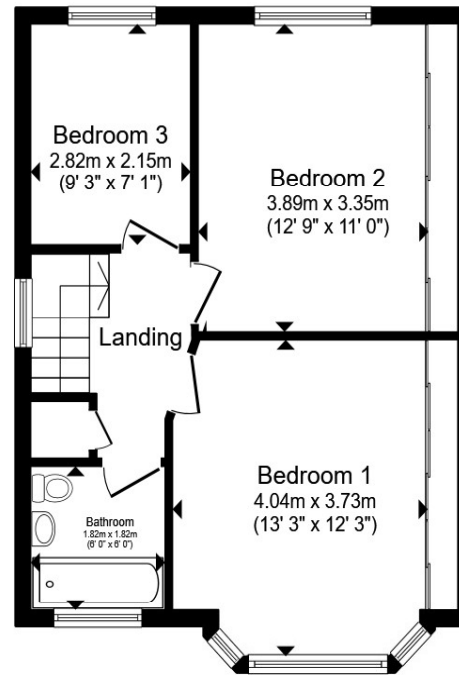
**Grenfell Avenue, Sunnyhill DERBY**

Spacious three-bedroom semi-detached home in Sunnyhill, Derby. Features modern kitchen, bright living spaces, conservatory, large garden, driveway parking, and family-friendly layout. Perfect for first-time buyers or young families.





**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## Grenfell Avenue, Sunnyhill DERBY

- Three good-sized bedrooms (two doubles, one single)
- Bright lounge and open-plan dining area leading to conservatory
- Contemporary kitchen with integrated appliances
- Separate utility room and ground floor WC (requires TLC)
- Modern family bathroom with shower over bath

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

offers in the region of

**£265,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY121349 - 0002

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