



Lilac Avenue, Kingsway Derby DE22 4AS

welcome to

Lilac Avenue, Kingsway Derby

This beautifully presented four bedroom semi-detached property, that has been skillfully extended, comprises of a spacious living/kitchen/dining room, conservatory, utility room, downstairs w/c, four bedrooms, master en-suite, family bathroom, off-road parking, and an enviably sized rear garden.



Entrance Hallway

Entrance hall, with doors to the lounge, downstairs w/c, and under-stairs storage cupboard. Access to stairs to first floor.

W/C

Large ground floor cloakroom with a low-flush w/c and wash-hand basin

Kitchen Dining Room

15' 9" x 12' 6" (4.80m x 3.81m)

Well-presented, modern kitchen with a range of matching wall and base units, with integrated appliances including an oven, microwave, dishwasher, induction hob, overhead extractor hood, sink, and bottle fridge, in addition to an island made up of further matching base units, with electrical sockets. With Karndean flooring, spotlights and feature lights to ceiling, double glazed windows to the rear and a sets of patio doors. The dining area has another set of patio doors, and a vertical radiator, with an archway through to the lounge.

Lounge

24' 9" x 9' 9" (7.54m x 2.97m)

With a door from the entrance hallway, and an archway through to the dining area, the spacious lounge has a stunning double glazed bay window to the front, a feature log burner, wood-effect flooring, and a radiator.

Conservatory

11' 1" x 9' 9" (3.38m x 2.97m)

Brick base conservatory with wrap around double glazed windows and dorrs out to the garden.

Utility

Utility room accessed from the kitchen, with space for further appliances such as a washing machine. Houses the boiler.

Landing

First floor landing with doors to all four bedrooms and the family bathroom

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)

Double bedroom with fitted wardrobes, carpeted flooring, double glazed window to the rear and a radiator. With a door through to the en-suite.

Master En-Suite

Three-piece en-suite with a corner shower, w/c, and wash-hand basin. With partly tiled walls, and both a wall unit and unit under the sink for storage.

Bedroom Two

14' 1" x 11' 1" (4.29m x 3.38m)

Double bedroom with a double glazed bay window to the front, wood-effect flooring, and a radiator.

Bedroom Three

10' 9" x 9' 9" (3.28m x 2.97m)

Double bedroom with a double glazed window to the rear, carpeted flooring, and a radiator.

Bedroom Four

11' 7" x 6' 8" (3.53m x 2.03m)

Double bedroom with two double glazed windows to the front, carpeted flooring, and a radiator

Bathroom

Three-piece suite with a bath with overhead shower, w/c, and wash-hand basin. With both a wall and a base unit for storage.

Office

15' 2" x 7' 8" (4.62m x 2.34m)

Brick built outbuilding with power and lighting in the rear garden, currently utilised as an office.



check out more properties at bagshawsresidential.co.uk



welcome to

Lilac Avenue, Kingsway Derby

- FOUR DOUBLE BEDROOMS
- EXTENDED SEMI-DETACHED HOUSE
- EXTENSIVE REAR GARDEN
- KITCHEN/LIVING/DINING ROOM
- HOME OFFICE

Tenure: Freehold EPC Rating: D

£319,950



Please note the marker reflects the postcode not the actual property

check out more properties at [bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)



Property Ref:
MVR108578 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)