



Lilac Avenue, Kingsway Derby DE22 4AS

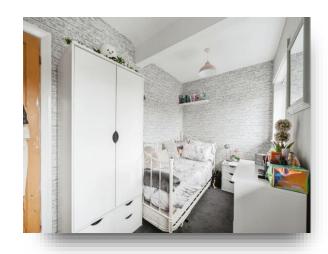
welcome to

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 windor 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 windor 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.





welcome to

Lilac Avenue, Kingsway Derby

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

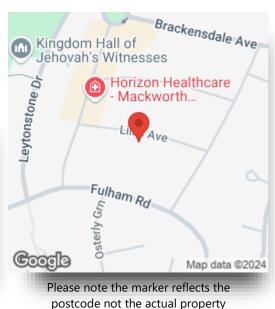
Tenure: Freehold EPC Rating: D

£319,950









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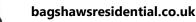
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