



Grenfell Avenue, Sunnyhill, Derby

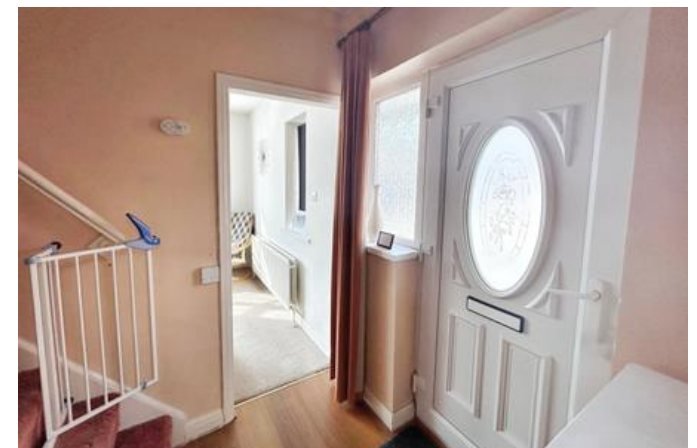


**£220,000**



## Key Features

- 2 Bedroom Semi Detached
- Beautifully Presented
- Private Rear Garden
- Modernised Throughout
- Driveway & Garage
- Conservatory & Covered Pergola
- EPC rating TBC
- Freehold
- Council Tax Band B





Welcome to this well-presented two-bedroom semi-detached home situated in the sought-after area of Sunnyhill, Derby. Offering spacious living areas, a conservatory, a generous resin driveway, and a garage, this home is perfect for first-time buyers, small families, or downsizers.

As you enter the property, you are greeted by a welcoming hallway that leads to a bright and inviting lounge, offering an ideal space for relaxation and entertaining. Adjacent to the lounge, you'll find a well-appointed kitchen/diner, complete with ample space for family meals. The dining area then leads to a lovely conservatory that overlooks the rear garden, featuring a pergola, perfect for enjoying outdoor dining and relaxation throughout the year.

Upstairs, there are two generously sized double bedrooms, both offering comfort and ample storage space. A modern family bathroom is also located on this level, providing all essential amenities.

The property further benefits from a boarded loft, complete with a ladder and lighting, offering additional storage space for your convenience. The garage is accessible through an electric roller shutter and also includes a side door for easy access to the garden. There is ample off-road parking on the gated driveway, adding to the practicality of the home.

Located in the popular residential area of Sunnyhill, the property is close to local

amenities, schools, and transport links, offering convenience and comfort for everyday living.

### Externally

The exterior showcases a traditional bay-fronted design and the side entrance provides easy access to the home, while the neatly maintained front garden enhances its kerb appeal. A gated entrance leads to a resin driveway, offering a modern, low-maintenance, and durable surface with ample off-road parking. There is a garage with an electric roller door for added convenience.

### Entrance Hall

The entrance hall of this home is warm and inviting, featuring a stylish front door with an elegant glass panel that allows natural light to brighten the space. The hallway provides access to the lounge, kitchen/diner, and stairs leading to the first floor. A combination of wood-effect flooring and neutral décor enhances the welcoming feel, while a side window adds extra brightness. With its practical layout, this space offers a seamless flow between the key areas of the home.

### Lounge

The lounge is a bright and spacious room, featuring a large bay window that allows plenty of natural light to fill the space. The focal point of the room is the fireplace with a stylish wooden surround, complete with a gas fire that has been recently serviced. This living space is perfect for relaxation and entertaining.

### Kitchen

This modern kitchen was fitted just three years ago and is designed for both style and functionality. Featuring sleek high-gloss cabinets, contemporary worktops, and tiled splashbacks, the space is well-equipped with high-quality integrated appliances, including a dishwasher, washing machine, double oven, fridge freezer, induction hob, and extractor. Multiple windows allow plenty of natural light and the wood-effect flooring creates a warm and inviting atmosphere.

### Dining Area

The dining area is a bright and stylish space, offering a seamless flow between the kitchen, conservatory, and garden. Sliding glass doors lead into the conservatory, allowing plenty of natural light to fill the room. An under stairs storage cupboard provides









practical additional space, making this area both functional and inviting. Ideal for entertaining or family meals, the dining area enhances the open-plan feel of the home.

### Conservatory

The conservatory offers an excellent extension to the home with views of the garden. Featuring modern wood-effect flooring and fitted blinds for privacy, it provides a comfortable setting for various uses. Double doors open directly onto the rear garden, allowing seamless indoor-outdoor living. With ample natural light and a practical layout, this space is perfect for relaxing, entertaining, or as a functional utility area.

### Landing

The landing provides access to both double bedrooms, the family bathroom, and the loft. The loft is easily accessible via a fitted ladder and benefits from lighting, boarding, and fibreglass insulation, offering practical additional storage.

### Family Bathroom

This stylish family bathroom features a modern suite with a sleek, contemporary finish. The room includes a bathtub with an overhead rainfall shower and glass screen, a sink and a toilet, all complemented by dark feature wall panels and large grey tile effect flooring for a sophisticated look.

A built-in storage cupboard with power provides a practical solution for keeping essentials neatly tucked away. The electric light-up mirror adds a touch of elegance and functionality, while the chrome heated towel rail ensures comfort. A large frosted window allows plenty of natural light while maintaining privacy.



### Bedroom One

The master bedroom is a spacious and well-lit room, benefiting from a large bay window that allows plenty of natural light to flood the space. The room also features a ceiling fan with lighting, offering comfort all year round. With its bright and airy feel, this bedroom provides a relaxing retreat within the home.

### Bedroom Two

The second bedroom is a spacious and well-lit double room, featuring a large window that allows plenty of natural light to brighten the space. The neutral décor is complemented by a stylish feature wall, creating a modern and inviting atmosphere.



This room also benefits from a built-in walk-in storage cupboard, providing ample space for keeping belongings neatly organised. With its generous proportions and functional layout, this bedroom is a versatile space suitable for various uses.

### Rear Garden

The rear garden is a well-maintained and private outdoor space, ideal for relaxing and entertaining. A modern pergola, installed just a year ago, provides a stylish and functional covered area, perfect for outdoor dining in all seasons. The resin patio, added approximately three years ago, offers a durable and low-maintenance surface that seamlessly extends the living space from the conservatory. The garden features a neatly kept lawn, enclosed by fencing for privacy, with access to the garage. This versatile outdoor area is perfect for enjoying the warmer months.

### Garage

The garage is a spacious and practical addition to the property, featuring an electric roller door for convenience and security. It is fully equipped with lighting and power, making it suitable for storage, a workshop, or vehicle parking. A side door provides easy access to the rear garden, while a window at the back allows natural light to enter.

### Disclaimer

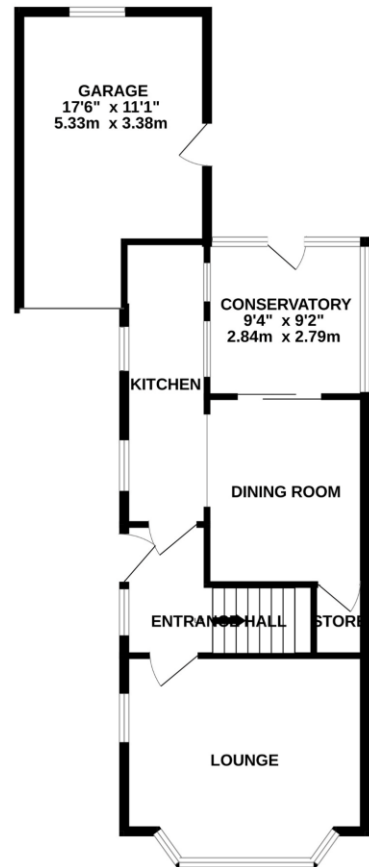
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GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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