

2 Bed House - Semi-Detached

Price £159,950

📍 Emerson Square, Sunnyhill, Derby, DE23 8BB



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Nestled in Emerson Square is this beautifully presented semi-detached house which is an ideal opportunity for first-time buyers or savvy investors. The property boasts two spacious bedrooms, The well-equipped kitchen is designed with modern living in mind, offering a perfect space for culinary enthusiasts, while the bathroom features a luxurious four-piece suite, ensuring comfort and convenience.

The home is complemented by a generous reception room, which serves as a welcoming area for both family gatherings and entertaining guests. Outside, you will find mature gardens that not only enhance the property's appeal but also provide a tranquil outdoor space to enjoy. Additionally, the property offers ample car parking, making it practical for residents and visitors alike.

This high specification home combines modern amenities with a warm, inviting atmosphere, making it a perfect choice for those looking to settle in a friendly community. With its excellent location and thoughtful design, this semi-detached house is a must-see for anyone seeking a delightful place to call home in Derby. The property is sold freehold. Council tax band A. Energy rating D.

Reception Hall



Having UPVC double glazed entrance door, ceramic tiled floor, UPVC double glazed window, staircase to first floor.

Sitting Room 10'5" x 14'11" (3.18m x 4.55m)



Having Tv connection point, radiator and UPVC double glazed windows.

Kitchen 9'10" x 10'11" (3m x 3.35m)



Having a range of fitted wall, base and drawer units with integrated appliances, UPVC double glazed window and door.



Utility

Having UPVC double glazed window, wall mounted gas boiler.



First Floor

Landing

With UPVC double glazed window.

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Principal Bedroom 10'5" x 14'2" (3.18m x 4.34m)



With radiator and UPVC double glazed window.

Bedroom Two 9'10" x 10'11" (3m x 3.35)



With radiator and UPVC double glazed window.

Bathroom 10'9" x 6'7" (3.28m x 2.03m)



Having white four piece suite to include separate shower cubicle, radiator and UOVC double glazed window.



Outside



Private mature gardens with car parking.



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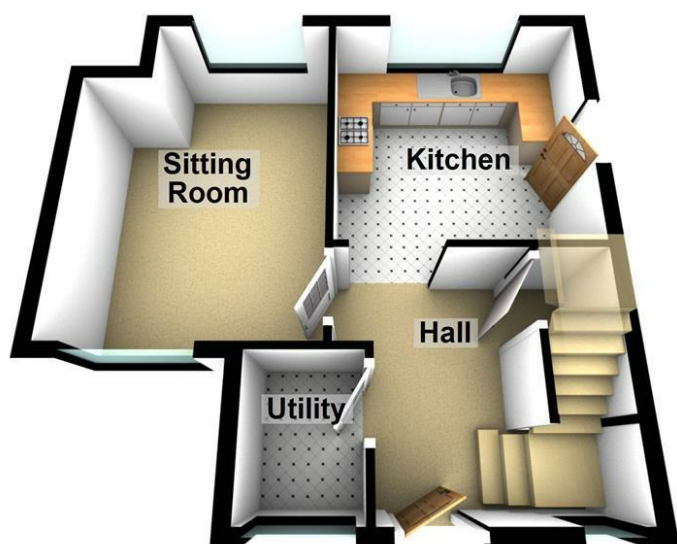
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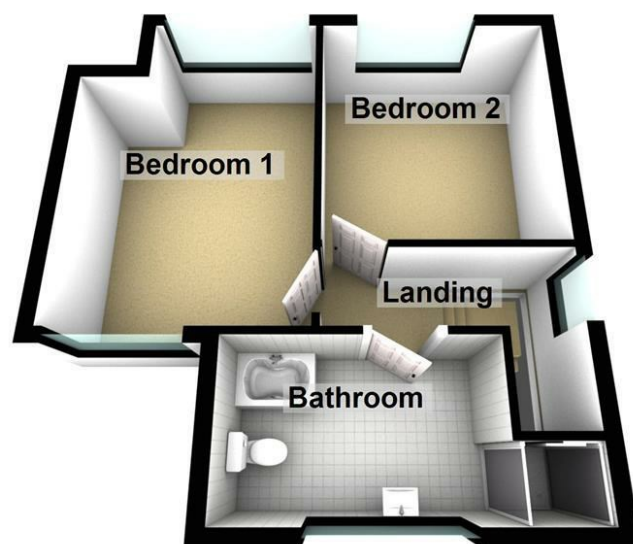
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		61	78
		EU Directive 2002/91/EC	

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