



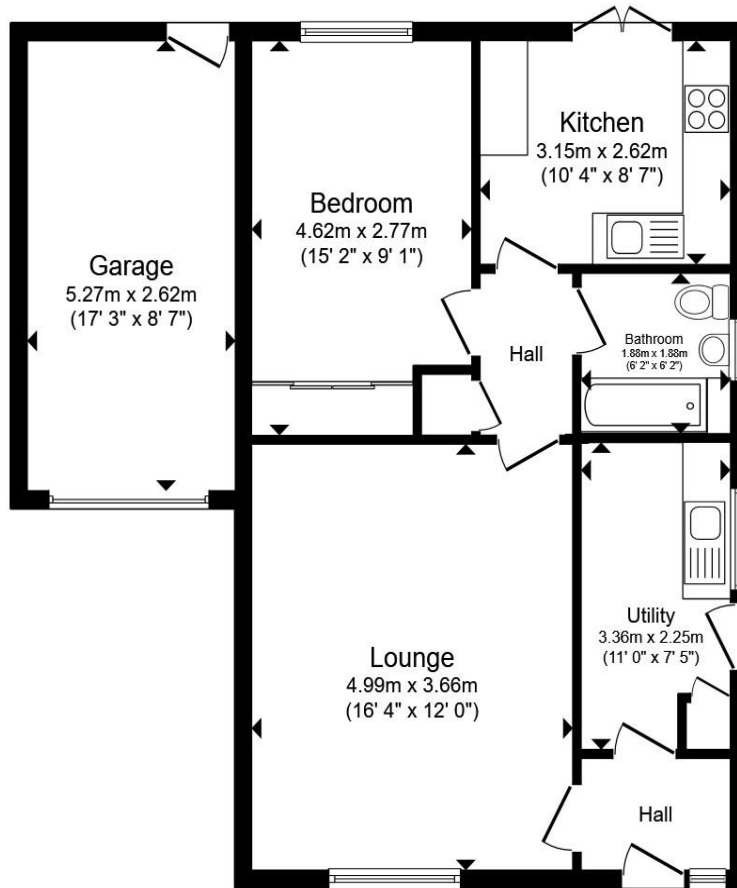
Eastbrae Road, Sunnyhill, Derby DE23 1WA

welcome to

Eastbrae Road, Sunnyhill Derby

An attractive detached bungalow of modern construction, boasting a re-fitted kitchen and bathroom, landscaped gardens, re-surfaced driveway and generous garage. Opportunity to improve and enhance yet in ideal move-in condition.





Ground Floor

Entrance Hall

Lounge

16' 4" x 12' (4.98m x 3.66m)

Utility Room/ Bedroom 2

11' x 7' 5" (3.35m x 2.26m)

Inner Hallway

Bathroom

Bedroom 1

15' 2" Max - into recess x 9' 1" (4.62m Max - into recess x 2.77m)

Kitchen

Garage

17' 3" x 8' 7" (5.26m x 2.62m)

Total floor area 73.3 m² (789 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



welcome to

Eastbrae Road, Sunnyhill Derby

- Modern detached bungalow
- Garage & generous driveway
- Quiet cul-de-sac position
- Gas central heating & UPVC double glazing
- Attractive, well-maintained gardens

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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121797](https://www.bagshawsresidential.co.uk/Property/DBY121797)



Property Ref:
DBY121797 - 0003

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