



DEWCHURCH DRIVE, SUNNYHILL, DERBY
OFFERS OVER £300,000

3 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO DEWCHURCH DRIVE

FULLY MODERNISED THREE-BEDROOM DETACHED HOME ON A FANTASTIC PLOT – Situated within a desirable cul-de-sac in Sunnyhill, this beautifully presented detached property offers contemporary living, thoughtfully designed interiors and generous outdoor space. Modernised to a high standard, the home is ideally suited to families, professionals and buyers seeking a property ready to move into and enjoy.

The ground floor features a welcoming lounge with a bay window, alongside an impressive kitchen diner completed in 2022. Finished with dark blue cabinetry, contrasting white worktops and integrated appliances, the kitchen provides a stylish and sociable setting for everyday living and entertaining. French-style patio doors with fitted blinds open directly onto the garden, creating an appealing connection between indoor and outdoor spaces.

Upstairs, three well-proportioned bedrooms include a principal bedroom with fitted mirrored wardrobes and its own en-suite shower room. A modern family bathroom, separate ground floor WC and useful storage add further practicality.

Outside, the property occupies a fantastic plot, with a generous rear garden featuring decking, lawn and a circular patio. A driveway providing parking for two vehicles and a single garage further enhance this attractive family home.

THE DETAIL

The Detail

The property opens into a welcoming hallway, finished with dark wood laminate flooring and providing access to the staircase leading to the first floor. The lounge is a comfortable, neutrally decorated reception room, featuring a bay window that allows natural light to fill the space, complemented by fitted carpeting. A separate downstairs WC adds convenience, with dark blue vanity cabinetry, a wash basin and white tiling.

The kitchen diner, completed in 2022, is a particular highlight, combining contemporary styling with a practical layout. Dark blue fitted cabinets contrast beautifully with white worktops, while LVT flooring and recessed spotlights create a modern finish. Integrated appliances include a double oven, fridge freezer and induction hob, with designated space for a dishwasher and washing machine at the far end, providing a useful utility area within the kitchen. There is ample room for a dining table and chairs, while an under-stairs cupboard offers additional storage. Patio doors with fitted blinds, together with a separate garden access door, provide convenient access to the outside space. The kitchen also houses an Ideal boiler.

Upstairs, the principal bedroom is a comfortable double, complete with carpeting and mirrored sliding wardrobes. Its en-suite comprises a mains-fed shower enclosure, vanity wash basin, WC and two electric shaving points.

CB+CO





Bedroom two is a particularly generous double extending from the front to the rear of the property, with dual-aspect windows and laminate flooring. Bedroom three is a well-proportioned single with carpeting. The family bathroom features a bath, wash basin, WC and partially tiled walls, while the landing benefits from an airing cupboard with useful storage.

Outside, the fantastic rear garden offers a decked seating area, lawn, circular patio set within the grass and space for a garden shed. To the front, a driveway provides parking for two vehicles alongside a single garage.

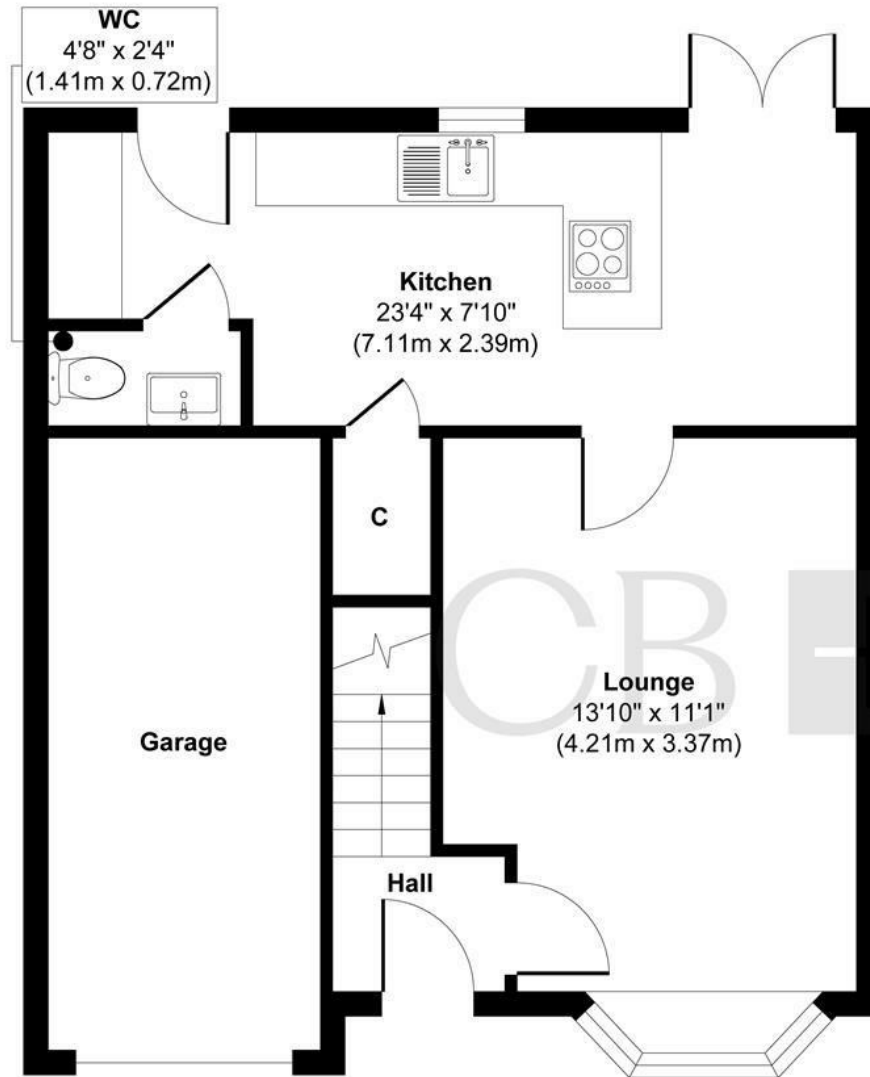
Situated in Sunnyhill, this property enjoys a desirable residential setting close to local shops, schools and everyday amenities. With convenient access to Derby and surrounding areas, it is ideally positioned for families and commuters alike.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





Dewchurch Drive



Ground Floor
Approximate Floor Area
396 sq. ft
(36.85 sq. m)



First Floor
Approximate Floor Area
460 sq. ft
(42.81 sq. m)

Approx. Gross Internal Floor Area 856 sq. ft / 79.66 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

856.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Fully Modernised Three-Bedroom Detached Family Home
- Desirable Cul-De-Sac Position Within Sunnyhill
- Comfortable Lounge Featuring A Bay Window And Neutral Décor
- Contemporary Kitchen Diner Completed In 2022
- Breakfast Bar And Space For Dining, With A Useful Utility Area
- Principal Double Bedroom With Mirrored Sliding Wardrobes And En-Suite
- Fantastic Rear Garden With Decking, Lawn, Circular Patio And Shed Space
- Driveway Parking For Two Vehicles And A Single Garage, Close To Local Amenities
- Fantastic Sized Plot With A Generous Rear Garden And Ample Parking
- Sought-After Sunnyhill Location Close To Local Amenities, Schools And Transport Links

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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