

Westleigh Avenue

Derby, DE22 3BY



This handsome bay fronted two-bedroom semi-detached is set on a generous plot in a sought-after position on the outskirts of Derby. Offering comfortable living, generous outdoor space, and excellent local amenities, it is ideally suited to first-time buyers, professionals, and young families.

£200,000



John German

The side entrance door opens into an entrance hall with stairs rising to the first floor, hanging space for coats and doors leading off to the ground floor living spaces.

To the front of the house is a bright and airy bay fronted living room with a feature fireplace and an inset bio ethanol fire.

The separate dining room has French doors opening onto the garden, a decorative fireplace and an understairs storage cupboard.

The kitchen has a lovely double aspect with windows on both side elevations, having been fitted with a range of base and eye level units with ample workspace, ideal for everyday cooking, with an inset stainless steel sink unit with mixer tap, built-in eye level double oven and microwave, integrated fridge and freezer, plus space for a dishwasher.

On the first floor stairs, lead to a central landing with access to the roof space with pull down ladder and doors leading off to the bedrooms and bathroom.

The bathroom has been fitted with a low flush WC, panelled "P" shaped bath with shower over and glass screen and a ceramic wash basin sat on a washstand with storage beneath. There is extensive ceramic tiling and a window to the rear.

Outside, the property benefits from an off-street private driveway. To the rear is a large private garden which provides an excellent outdoor space for entertaining, gardening, or simply unwinding – a standout feature that sets this home apart.

Positioned within walking distance of Derby city centre, the beautiful Markeaton Park, and Kingsway Retail Park, this home enjoys the best of both green space and urban convenience. Excellent transport links, including quick access to the A38 and A52, make commuting simple. The area is also surrounded by a selection of highly regarded Ofsted-rated 'Good' and 'Outstanding' schools, making it particularly appealing to families.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band B

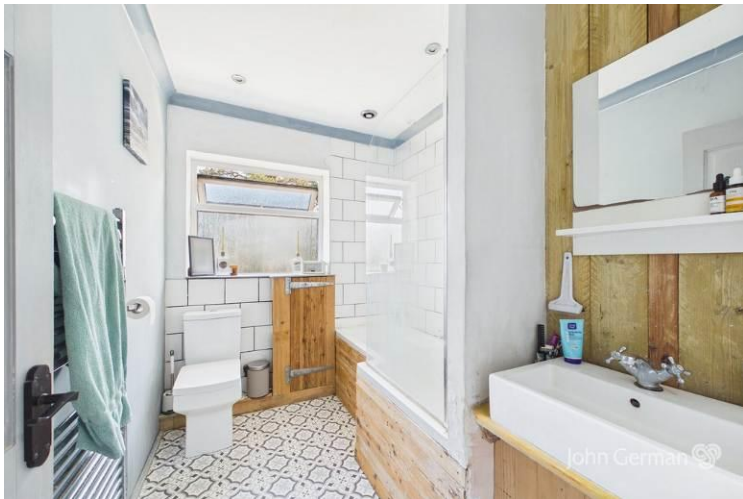
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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