

FOR SALE



Nevinson Avenue, Sunnyhill

3 Bedrooms, 1 Bathroom, Semi Detached House

£250,000

MARTIN&CO



- Semi Detached House
- No Upward Chain
- Three Bedrooms
- Extensive Rear Garden
- Driveway and Garage
- Two Reception Rooms and a conservatory
- Viewing Recommended

PROPERTY AND LOCATION Offered to the market with no upward chain, this spacious three-bedroom home presents an exciting opportunity for buyers looking to create a property tailored to their own tastes. With generous living accommodation, a conservatory, garage and an impressive rear garden, the home offers fantastic potential both inside and out.

The accommodation briefly comprises an entrance porch leading into the entrance hall, a comfortable lounge, separate dining room, conservatory overlooking the garden, rear lobby and a convenient ground floor WC. Upstairs, there are three bedrooms served by a family bathroom.

Outside, the property benefits from a driveway providing off-road parking, a single garage and a substantial rear garden. the garden offers excellent scope for keen gardeners, families or those looking to create a wonderful outdoor entertaining space.

Situated in the popular DE23 area of Derby, this property enjoys a convenient location with a wide range of everyday amenities close at hand. A variety of local shops, supermarkets, cafés and takeaway restaurants are all within easy reach, while nearby schools make the area particularly attractive to families.

Whether you're a first-time buyer, growing family or investor, this property represents an excellent opportunity to acquire a home with great potential in a sought-after location.

Our CGI generated images offer some inspiration as to how the property could look!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



ENTRANCE PORCH Accessed via an entrance door to the front elevation, leading into the entrance hall.

ENTRANCE HALL Accessed via the entrance porch, the hallway provides stairs rising to the first floor and doors leading to the kitchen and lounge.

LIVING ROOM 11' 2" x 11' 0" (3.4m x 3.35m) A bright and spacious lounge featuring a large leaded window to the front elevation, allowing plenty of natural light, wood-effect flooring, a radiator and a feature fireplace. A door provides access to the dining room.

DINING ROOM 10' 10" x 11' 2" (3.3m x 3.4m) A spacious dining room featuring an exposed brick fireplace, wood-effect flooring and sliding patio doors providing access to the conservatory, allowing plenty of natural light into the room.

KITCHEN 11' 2" x 6' 7" (3.4m x 2.01m) Fitted with a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink with drainer, electric hob and oven. Further benefiting from tiled splashbacks, wood-effect flooring and a radiator. Dual-aspect windows to the side and rear elevations allow plenty of natural light, while a door to the side elevation provides access to the outside.

CONSERVATORY 8' 9" x 8' 9" (2.67m x 2.67m) A bright and spacious conservatory featuring windows to the side and rear elevations, overlooking the rear garden. Benefiting from wood-effect flooring, a radiator and a further door providing access to the rear entrance.



REAR ENTRANCE Providing access to the rear garden, with a further door leading to the ground floor W.C.

CLOAKROOM / W.C Fitted with a low-level W.C. and wash hand basin.

LANDING With window to the side elevation offering more natural light.

BEDROOM ONE 11' 2" x 10' 6" (3.4m x 3.2m) A spacious double bedroom featuring a window to the front elevation, allowing plenty of natural light. Benefiting from an extensive range of fitted wardrobes and built-in drawers, providing ample storage space, together with wood-effect flooring.

BEDROOM TWO 11' 2" x 10' 11" (3.4m x 3.33m) A well-proportioned bedroom featuring a large window to the rear elevation overlooking the garden, allowing plenty of natural light. Benefiting from an extensive range of fitted wardrobes with built-in drawers and a dressing area, together with carpeted flooring and a radiator.

BEDROOM THREE 6' 7" x 6' 2" (2.01m x 1.88m) A single bedroom featuring a leaded window to the front elevation, allowing natural light into the room, together with carpeted flooring and a radiator.

BATHROOM Fitted with a three-piece suite comprising a low-level WC, wash hand basin and panelled bath with shower over. A window to the front elevation provides natural light and ventilation.





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