



Whinbush Avenue, Allenton DERBY DE24 9DP

welcome to

Whinbush Avenue, Allenton DERBY

A great opportunity to acquire this three bedroom semi-detached property in Allenton, comprising of an entrance hallway, lounge, kitchen, conservatory, three bedrooms, a family bathroom, a rear garden, a garage, and a driveway. Call us now to book your viewing and avoid missing out.



Entrance Hallway

Upon entrance through the front door, the spacious entrance hallway provides access to the lounge diner, kitchen, and stairs to the first floor. With carpeted flooring, a double glazed window to the side, and a radiator.

Lounge/Dining Room

21' 1" x 11' 5" (6.43m x 3.48m)

Cosy lounge/dining room, finished with carpeted flooring, a feature gas fire and decorative surround, picture rails, a double glazed bay window to the front, a door through to the conservatory, and a radiator.

Kitchen

8' 4" x 9' 8" (2.54m x 2.95m)

Fitted kitchen comprising of a range of matching base, wall and drawer units, one bowl stainless steel sink, space for appliances such as an oven and washing machine, double-glazed windows to the side and rear, and an external door leading out to the rear garden.

Conservatory

9' 5" x 9' 5" (2.87m x 2.87m)

Brick base conservatory with double glazed windows to three aspects, tiled flooring, and french doors out to the rear garden.

Landing

First floor landing providing access to all three bedrooms and the bathroom. Finished with carpeted flooring and a double glazed window to the side.

Bedroom One

11' 2" x 12' 4" (3.40m x 3.76m)

Double bedroom finished with carpeted flooring, a double-glazed bay window to the front, and a radiator.

Bedroom Two

8' 3" x 11' 6" (2.51m x 3.51m)

Double bedroom finished with carpeted flooring, a radiator and a double-glazed window to the rear.

Bedroom Three

8' 1" x 6' 11" (2.46m x 2.11m)

Finished with carpeted flooring, a radiator, and a double-glazed window to the rear.

Bathroom

Three-piece suite comprising of a low-level w/c, p-shaped bath with an overhead electric shower, and a wash-hand basin. Finished with tiled walls, wooden flooring, two frosted double glazed windows to the rear, and a radiator.

External

To the front of the property, the driveway offers off-road parking for multiple vehicles, and is alongside a pebbled aspect which is bordered with a stone-brick wall. The driveway leads to a double-width gate to the side of the property which allows access to the detached single garage and the rear garden. Mainly laid-to-lawn with a patio-slabbed seating area and pathway, the rear garden is enviably spacious and incredibly well-kept, with mature shrubbery and foliage, a shed, and enclosed with wooden fencing.



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welcome to

Whinbush Avenue, Allenton DERBY

- TRADITIONAL BAY FRONTED SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE DINER AND CONSERVATORY
- OFF-ROAD PARKING AND GARAGE
- SPACIOUS REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108761 - 0008

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