WEST AVENUE, DERBY

PRICE £149,950

2 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO WEST AVENUE

IDEAL FIRST TIME BUY - A well-proportioned traditional two-bedroom end-terraced home, ideally situated just off the popular Five Lamps area, off Kedleston Road. The property is within easy walking distance of Derby city centre and several Derby University Sites.

The property features: entrance hallway with a built-in storage cupboard, a spacious open-plan living dining room room, well-appointed fitted kitchen and door leading to the garden. Upstairs, the first floor, the landing provides access to a spacious double bedroom, single bedroom and modern fitted bathroom.

To the side of the property is an enclosed, low-maintenance courtyard-style garden, which also offers the potential to be converted into a driveway with dropped kerb already in place.

THE DETAIL

Situated in the sought-after Kedleston Road area of Derby, this well-presented two-bedroom home offers stylish accommodation with modern finishes throughout, making it an excellent choice for first-time buyers, professionals or investors.

The property offers some spacious room proportions with high ceilings and has been presented to a tasteful neutral theme throughout. The property is accessed via a traditional wood-panelled front door, opening into a welcoming entrance hallway with an obscure glazed window above the staircase, creating a bright first impression. A useful built-in storage cupboard provides practical everyday storage. To the front of the property is a spacious open-plan lounge and dining room, featuring an attractive recessed fireplace, recessed LED downlighters and a large front-facing window allowing plenty of natural light.

The fitted kitchen is finished with high-gloss units complemented by brushed stainless steel handles and solid wood block work surfaces. Integrated appliances include a stainless steel electric oven with a gas hob and extractor hood above, while a stainless steel sink with mixer tap, tiled splashbacks, slate tiled flooring and plumbing for an automatic washing machine complete the space, winodow to the front elevation and a side door provide excellent natural light and convenient access to the garden.

To the first floor are two well-proportioned bedrooms, including a generous double bedroom and a single bedroom. The modern bathroom is fitted with a white three-piece suite comprising a pedestal wash basin, low-level wc and panelled bath with shower over and glazed shower screen, complemented by tiled splashbacks, a slate-effect tiled floor and an obscure double-glazed window.

Outside, the property enjoys a low-maintenance gravelled garden with a small paved patio area, enclosed by timber panel fencing. The front garden also offers potential to create off-road parking with a dropped kerb already in place.

CB+CO

The Location
The property is located in this sought after and popular area off Kedleston Road, positioned just a short walk away from the City centre offering easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and the Derbion shopping centre with its major retail outlets and state of the art cinema.

The property is located within easy walking distance of Markeaton Park and the beautiful Darley Park and its riverside walks. Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

The Cathedral Quarter also boasts a selection of up-market clothing outlets together with a selection of cafes bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars.

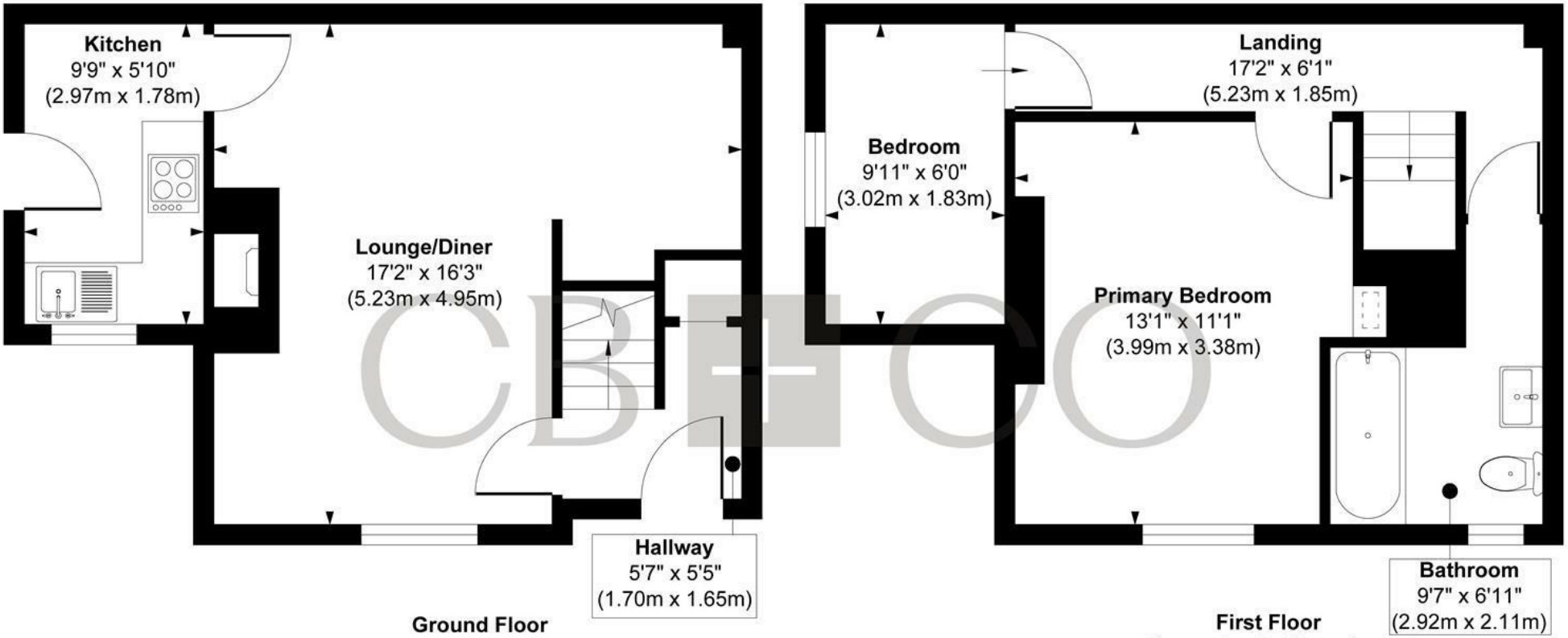
The property also offers easy access on the A6, A38, A50, A52 leading onto the M1 Motorway and access to East Midlands Airport.

AML Verification
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.

CB+CO

PA

West Avenue, Five Lamps, Derby



Ground Floor
Approximate Floor Area
334 sq. ft
(31.02 sq. m)

First Floor
Approximate Floor Area
339 sq. ft
(31.49 sq. m)

Approx. Gross Internal Floor Area 824 sq. ft / 76.54 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

824.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Spacious Two Bedroom End Terraced Home
- Tasteful Neutral Presentation
- Ideal First Time Buy or Downsize
- Well Proportioned Accommodation - High Ceilings
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Lounge Dining Room & Fitted Kitchen
- Two Bedrooms & Bathroom
- Low Maintenance Side Garden - Potential Driveway
- Close to Derby City Centre & Several Derby University Sites
- No Chain Involved

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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
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