

3 Bed House - Mid Terrace

Price £210,000

 Underhill Close, Sunnyhill, Derby, DE23 1RH



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A well presented and comprehensively improved mid townhouse, occupying a delightful low maintenance plot with a garage situated in a nearby courtyard within this highly popular locality. Gas centrally heated and UPVC double glazed. In brief; reception hall, sitting room, dining room, refitted kitchen. To the first floor a landing leads to three bedrooms and shower room. Outside is a low maintenance landscaped rear garden, off road car parking and garage. The property is sold freehold. Council tax band A. Energy rating (Currently being re rated).

Reception Hall

Having composite double glazed entrance door, wood grain effect vinyl floor, radiator and staircase to first floor.

Sitting Room 12'7" x 11'9" (3.85 x 3.60)



Having a contemporary style fire surround, wood grain effect laminate floor, television connection point, radiator and UPVC double glazed bow window to front aspect. An arch leads to the:-



Dining Room 9'7" x 8'3" (2.94 x 2.52)



Having a wood grain effect laminate floor, radiator and UPVC double glazed window to rear aspect.

Kitchen 10'11" x 7'0" (3.34 x 2.15)



Having a range of shaker style wall and base cupboards with feature free standing four burner gas range with extractor hood, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, space and plumbing for automatic washing machine, UPVC double glazed window and

UPVC opaque double glazed door to rear garden.



First Floor

Landing

With access to roof space, airing cupboard (housing the combination gas boiler).

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Bedroom One 11'10" x 8'10" (3.62 x 2.71)



Having a radiator and UPVC double glazed window.



Shower Room



Having a modern contemporary white three piece suite with part tiled walls, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.



Bedroom Two 11'3" x 9'5" (3.43 x 2.88)



Having radiator and UPVC double glazed window.

Bedroom Three 9'0" x 6'8" (2.76 x 2.05)



Having a radiator and UPVC double glazed window.

Outside



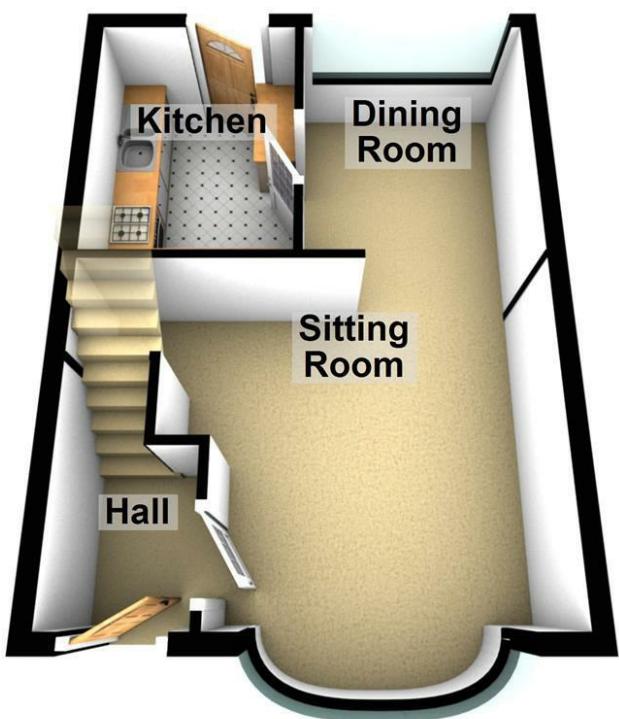
The property occupies a low-maintenance, landscaped plot, at this popular residential address. To the front is a tarmac fore court giving car standing space for two cars with a brick built garage situated in a nearby courtyard. The rear garden is enclosed by close panelled fencing, having a recently built low-maintenance Indian sand stone patio area with timber decking and potting shed.

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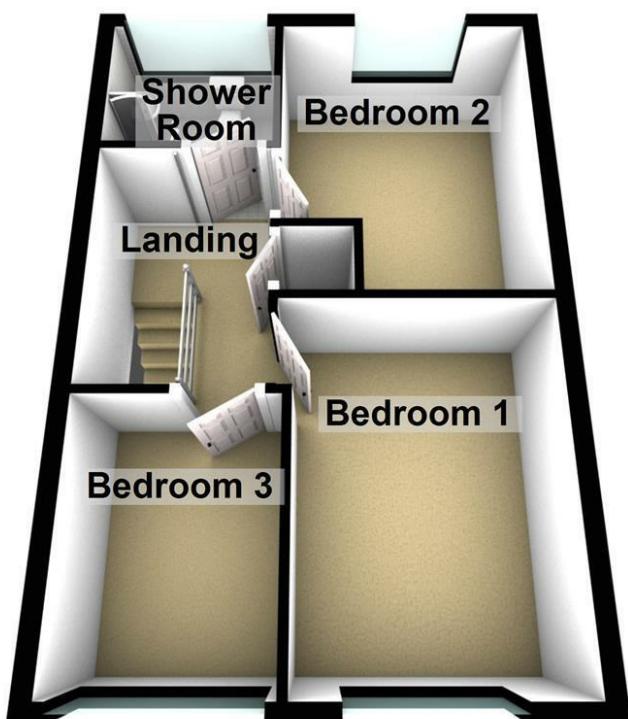
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
91-91 B			
89-80 C			
88-69 D			
68-56 E			
55-36 F			
35-26 G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			