

# Nevinson Avenue

Sunnyhill, Derby, DE23 1GT

John   
German





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£250,000

The perfect anti dote to downsizing with two separate reception rooms and a large rear conservatory, you can finally have the living space you are used to but just with less bedrooms! Set in a great location on a well regarded side street with local amenities in walking distance.

John German 

This charming bungalow has almost every box ticked  
Quiet side street on the flat – tick  
Shops and bus service within walking distance – tick  
Lounge and separate dining room – tick  
Large conservatory - tick  
Two double bedrooms – tick  
Garage and driveway – tick  
Easy maintenance garden – tick  
UPVC double glazing and Central heating - tick

The property is built to a charming traditional design with windows on either side of a central entrance door which protected from the elements by a deep overhang and opens into the entrance hall. Having a stone flag style tiled floor and ceiling spotlights with doors leading off the bedrooms, bathroom and reception rooms.

The two double bedrooms are located at the front of the bungalow on either side of the hallway. The master bedroom has a large bay window and is fitted with a range of wardrobes with matching bedside cabinets. Moving along the hallway you will come to the bathroom which has been refitted with a panelled bath with telephone style mixer taps and an electric shower over with a glass shower screen, low flush WC and vanity wash basin with storage beneath. There is a matching additional full height built in storage cupboard and extensive tiling.

The main living room has been extended and is located to the rear of the bungalow with French doors opening out into the conservatory. A feature 1950's original fireplace forms the focal point of the room, fitted with a living flame gas fire with a tiled back and hearth and a wooded surround, real wood flooring, coving and picture rails with a decorative wall frieze beneath.

The second reception room is being used as a home office at the moment and is open plan to the conservatory with the same stone flag effect tiled floor. The room features an Adam style fireplace with a living flame gas fire and an original stained glass window which looks through into the living room, this was saved from the back of the bungalow when the property was extended and repurposed. The kitchen leads off the second reception room and is fitted with a range of matching base and eye level units with worktop space, a one and a quarter bowl sink unit with mixer tap, integrated dishwasher, built-in oven with gas hob and extractor hood over, side entrance door and a built-in pantry with room for a free standing fridge freezer.

The magnificent conservatory completes the living accommodation and features matching stone flag effect floor tiles, central heating, uPVC double glazed windows overlooking the garden with French doors opening directly onto the patio.

Outside, there is a gardener's WC located on the side of the house fitted with a low flush WC and wash basin. To the front of the property, block paving provides ample off road parking with gated access to the side of the house leading to further secure parking and providing access to the detached garage. The garage currently houses the washing machine and tumble dryer and can easily accommodate an average sized car, vehicular door and side courtesy door. The rear garden is designed for easy maintenance with a paved patio area leading onto an ornamental pond and water feature, beyond which is a timber deck and at the rear of the garden is an enclosed area covered with bark and a summerhouse. There is a pergola in a sheltered spot to the rear of the garage, underneath which sits a fabulous hot tub which is to be included in the sale.

**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 & garage

**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](http://www.gov.uk/government/organisations/environment-agency)

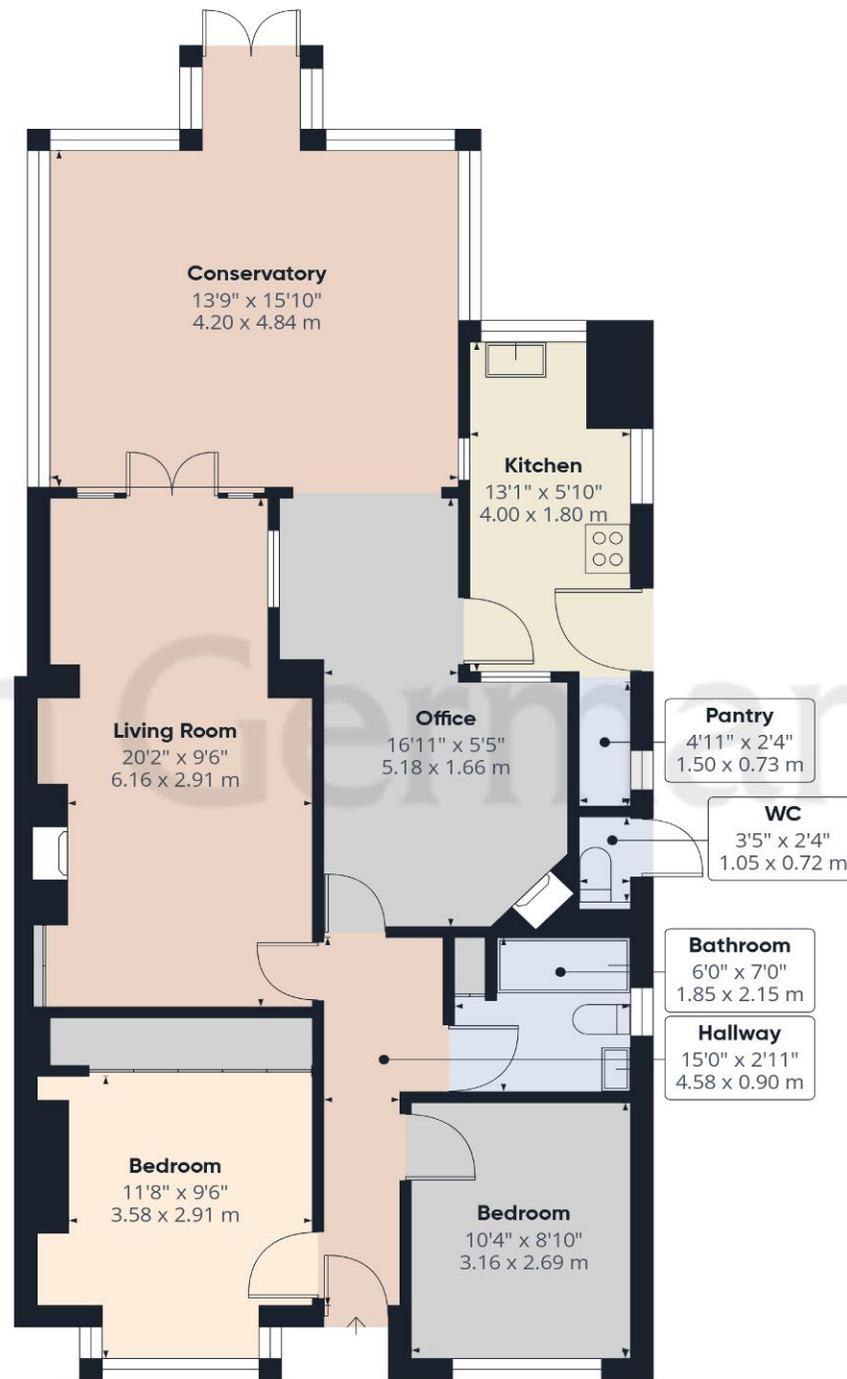
**Our Ref:** JGA/29012026

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Approximate total area<sup>(1)</sup>

991 ft<sup>2</sup>

92 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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