



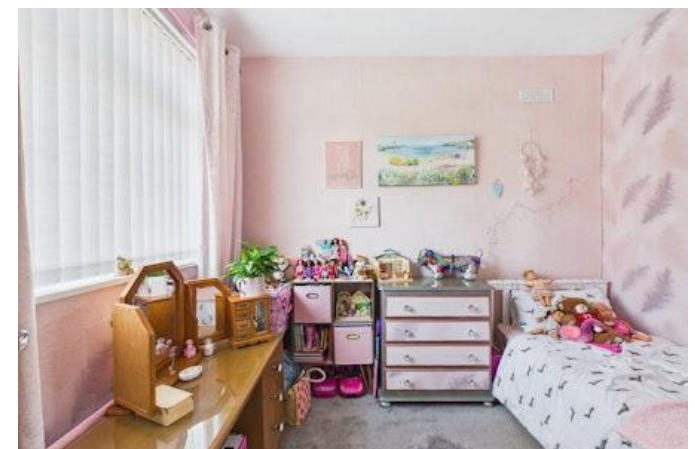
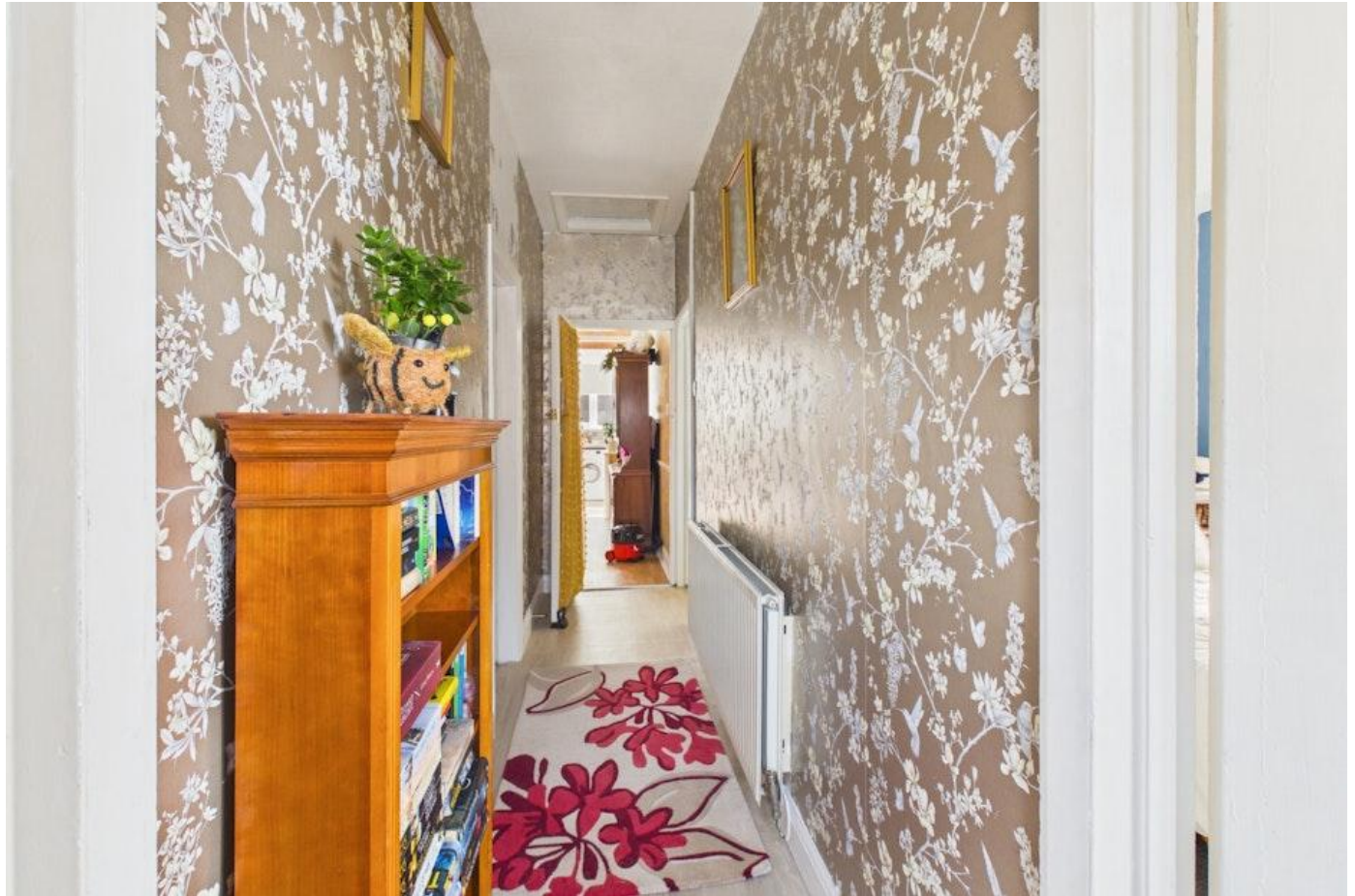
78 Suffolk Avenue, Derby, DE21 6ER

Offers in excess of £200,000



Key Features

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Scope to Personalise the Garden
- EPC rating D
- Freehold





Situated on Suffolk Avenue, this two-bedroom detached bungalow offers a deceptively spacious and versatile layout with plenty of character throughout.

The accommodation includes a bright and comfortable living room, while the separate dining room provides an excellent additional reception space with plenty of room for a dining table and chairs.

To the rear is a modern fitted kitchen featuring contemporary white units, contrasting work surfaces and patterned splashback tiling. A generous arrangement of windows brings plenty of natural light into the room while providing views across the rear garden.

There are two bedrooms, providing flexibility for those looking for a permanent home, somewhere to downsize to, or accommodation with the option of a guest bedroom or home office.

Outside, the property benefits from a generous enclosed rear garden. Part of the garden provides established planting and seating areas, while the remainder is currently being worked on and offers an

excellent opportunity for the next owner to landscape and create an outside space to suit their own tastes.

With detached bungalows always likely to appeal to a wide range of buyers, this is a property that really needs to be viewed to appreciate the accommodation and potential on offer.

Hallway 1.02m x 4.88m (3'4" x 16'0")

Providing access to the accommodation with doors leading to the principal rooms.

Bedroom One 3.33m x 4.37m (10'11" x 14'4")

A good-sized double bedroom with space for a range of freestanding bedroom furniture and a window providing natural light.

Bedroom Two 2.41m x 3.07m (7'11" x 10'1")

A further well-proportioned bedroom, suitable for use as a guest room, child's bedroom or home office.

Bathroom 2.39m x 1.68m (7'10" x 5'6")

Fitted with a white suite comprising bath with shower over, wash hand basin and WC, complemented by tiled walls and a window providing natural light and ventilation.







Living Room 3.35m x 4.14m (11'0" x 13'7")

A bright and spacious reception room with a large window providing plenty of natural light. Feature fireplace with surround and ample space for a range of freestanding furniture.

Dining Room 3.53m x 3.18m (11'7" x 10'5")

A generous separate dining room providing plenty of space for a dining table and chairs, with additional room for freestanding furniture. Window overlooking the side of the property and access through to the kitchen.

Kitchen 4.11m x 2.41m (13'6" x 7'11")

Fitted with a range of contemporary white wall and base units with contrasting work surfaces and tiled splashbacks. Space and plumbing for appliances, with windows providing plenty of natural light and views over the rear garden.

Rear Garden

A particularly generous rear garden offering established planted areas alongside plenty of scope for further landscaping. Part of the garden is currently being worked on, providing an excellent opportunity for the next owner to create an outside space to their own taste.



Buyer Information

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.

Area Information

Suffolk Avenue is situated in an established residential area of Derby, conveniently positioned for a range of local shops, amenities and everyday services. The location also provides good access to Derby city centre and surrounding areas, with useful road and public transport links nearby, making it well placed for those looking for convenient single-storey living within the city.







Approximate total area⁽¹⁾
742 ft²

(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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