



59 Kenilworth Avenue, Derby, DE23 8TZ
£199,950

ENTRANCE PORCH

Tiled flooring door to hallway

ENTRANCE HALL

Stairs to first floor, access to living dining room

LIVING DINING ROOM 23'3" x 11'1" (7.1 x 3.4)

Double glazed window to front aspect, open plan to dining family area, wood laminate flooring, double glazed window to rear

KITCHEN AREA 11'1" x 10'2" (3.4 x 3.1)

Re fitted with a matching range of floor and wall units with work surfaces over, integrated fridge freezer, gas hob, electric oven, plumbing for washing machine, tiled flooring, door to conservatory

CLOAKROOM WC

Re fitted low level wc, wash hand basin, tiled surrounds, heated towel rail

CONSERVATORY 9'2" x 10'2" (2.8 x 3.1)

Double glazed with doors to garden area

FIRST FLOOR LANDING

Loft Access. carpet flooring

BEDROOM 11'5" x 11'1" (3.5 x 3.4)

Double glazed window, carpet flooring

BEDROOM 12'1" x 11'5" (3.7 x 3.5)

Double glazed window, carpet flooring

BEDROOM 9'10" x 8'2" (3.0 x 2.5)

Double glazed window, carpet flooring

BATHROOM

Re fitted with a matching white suite and tiled surrounds, heated towel rail

OUTSIDE

Rear gardens laid mainly to lawn with gated side access, driveway parking to the front of the property

