

3 Bed House - Detached

Price £250,000

 Nevinson Drive, Sunnyhill, Derby, DE23 1GX



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BY PAD GROUP

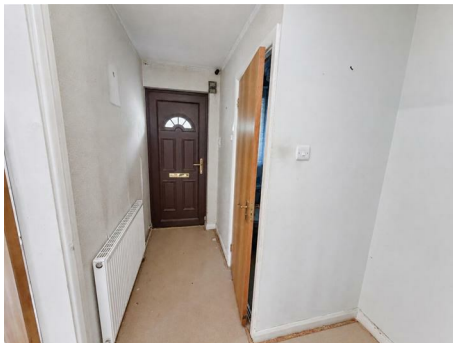
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*** UNDER OFFER *** IMMEDIATE POSSESSION - NO UPWARD CHAIN. Phillips & Co are delighted to offer this substantial modern circa 1989 built detached home, brought to the market for the very first time. Standing on a large plot within this highly popular locality, the property and gardens require upgrading and is offered at a competitive price to reflect the condition. Gas central heating and UPVC double glazing. In brief; Reception hall, guest's cloakroom / Wc, bay fronted sitting room, separate dining room, kitchen / breakfast room. On the first floor a landing leads to three bedrooms (Bedroom one with shower room en-suite) and bathroom. Outside, the property stands well with a good frontage together with an adjacent block paved driveway which leads to a larger than average attached brick garage. The large rear garden is enclosed by fencing. Freehold. Council tax band C. Energy rating D.

Recessed Entrance Porch To; Reception Hall



Having UPVC entrance door, radiator, understairs cupboard and staircase to first floor.



Guest's Cloakroom / Wc



Having two piece suite and UPVC double glazed window.

Sitting Room 15'10" x 11'10" (4.84 x 3.62)



Having Tv connection point, radiator and UPVC double glazed window. An open arch leads to the;



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Dining Room 11'1" x 8'11" (3.39 x 2.72)



With radiator and Double glazed doors to garden.

Breakfast Kitchen 18'7" x 11'1" maximum (5.68 x 3.39 maximum)



Having cupboards, inset hob and oven, UPVC double glazed windows and door to side aspect.



First Floor

Landing

With storage cupboard and UPVC double glazed window.

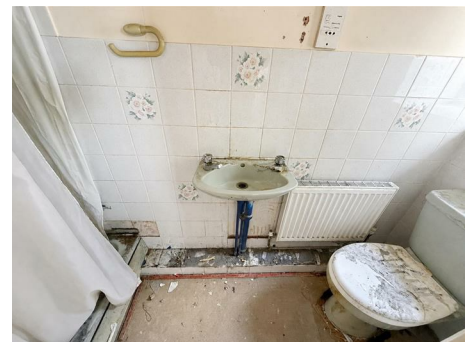
Principal Bedroom 11'9" x 11'3" (3.60 x 3.44)



With radiator, recessed wardrobe and UPVC double glazed window.



Shower Room En-Suite



Having three piece suite.

Bedroom Two 12'0" x 10'6" (3.68 x 3.21)



With recessed wardrobe, radiator and UPVC double glazed window.

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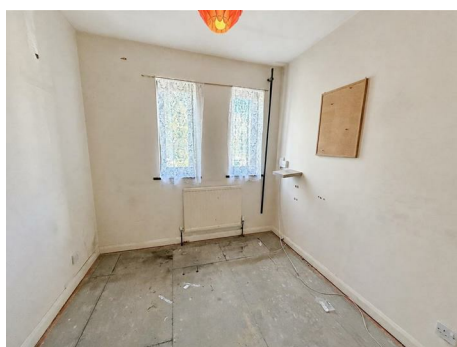
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Bedroom Three 7'9" x 6'6" (2.38 x 2.00)



With storage cupboard, radiator and UPVC double glazed window.

Bathroom 8'0" x 6'6" (2.44 x 2.00)



With three piece suite, radiator, airing cupboard (housing the Worcester gas boiler) and UPVC double glazed window.

Outside



The property stands on a substantial plot with car parking and attached garage (measuring internally 6.40m x 2.50m). The garage has an electronic motorised roller door and is supplied with power and light.



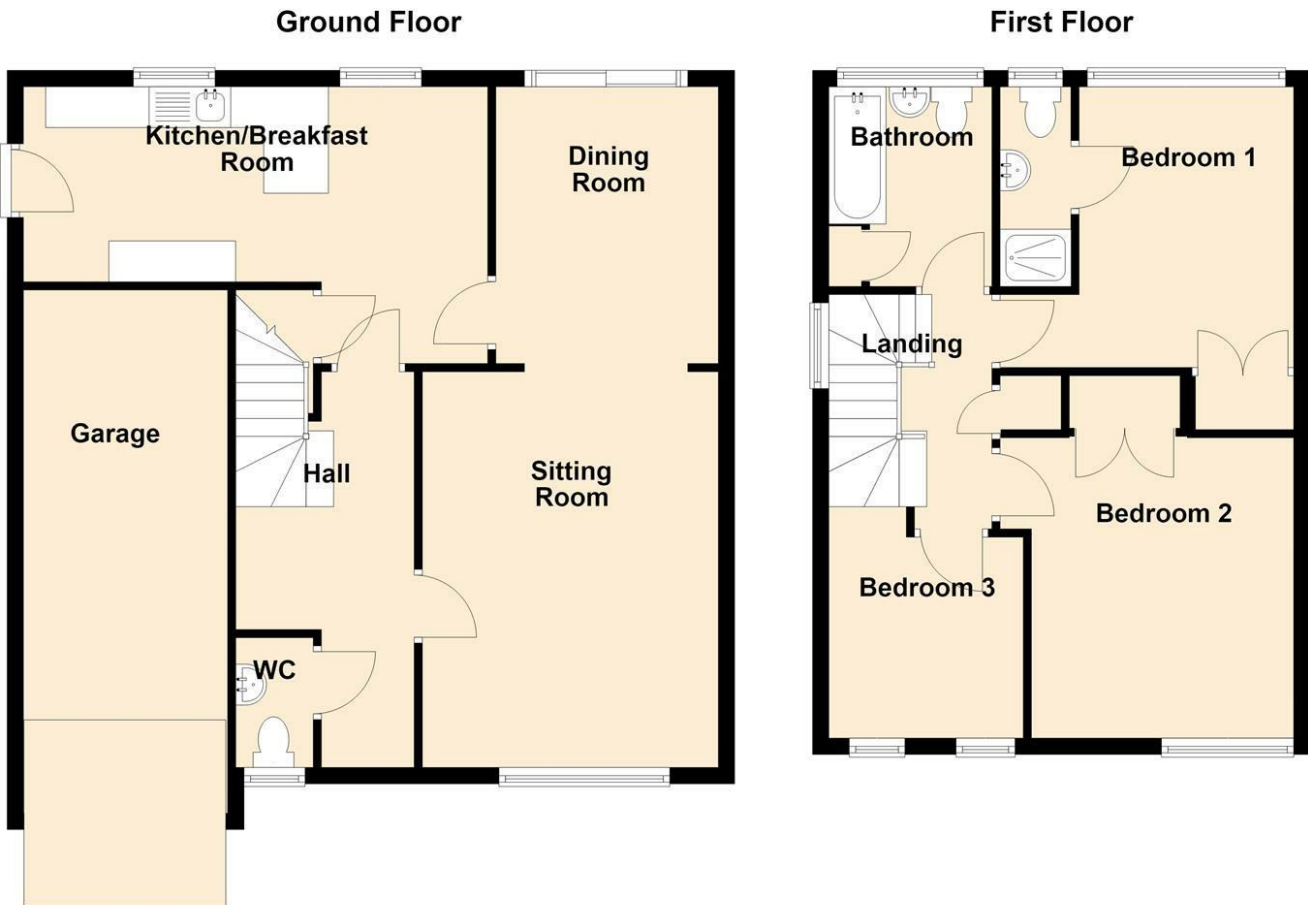
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