



Derby Avenue, Skegness PE25 3DH

welcome to

Derby Avenue, Skegness

A beautifully presented and stylish 4-bed semi-detached family home on the popular Derby Avenue in Skegness. Offering 2 reception rooms, kitchen, utility, downstairs wc, bar area, dining conservatory, four double bedrooms, family bathroom and a lovely rear garden!!

Entrance

Entrance door leads into the hallway with stairs leading to the first floor, walk in storage cupboard, under stairs storage cupboard with shelving and light, radiator and doors into the following rooms:

Sitting Room

12' 3" x 12' 3" (3.73m x 3.73m)

Has a window to the side elevation, french doors to the front veranda, feature fireplace with hearth, surround and mantel and a radiator.

Lounge

18' 10" x 12' 3" (5.74m x 3.73m)

Has a feature fireplace and hearth with wood burner, radiator and bay window.

Wc

Has a sink, WC and heated towel radiator.

Utility Room

9' 6" x 6' 6" (2.90m x 1.98m)

Has space and plumbing for a washing machine and tumble dryer, gas central heating boiler, ladder style radiator, w window to the rear and doors into the conservatory.

Snug

14' 8" x 12' 3" (4.47m x 3.73m)

Has a fireplace with hearth with wood burner and beam over, built in storage cupboard, radiator and open archway leading into:

Conservatory/ Dining Room

14' 10" x 11' 10" (4.52m x 3.61m)

Has windows to the rear and side with french doors leading to the garden, doorway to the kitchen and a radiator.

Kitchen

14' 8" x 7' 8" (4.47m x 2.34m)

Comprising of wall, base and drawer units with worktop space, sink, space and plumbing for a dishwasher, extractor hood, double oven and grill.

Bar

9' 9" x 8' 2" (2.97m x 2.49m)

currently used as a bar area and has a door to the rear

Landing

has doors into the following rooms

Bedroom 1

12' 3" x 12' 3" (3.73m x 3.73m)

Has a window to the front and a radiator.

Bedroom 2

12' 4" x 12' 4" (3.76m x 3.76m)

currently used as a dressing room with fitted wardrobes and dressing table and a window to the front elevation.

Bedroom 3

12' 4" x 12' 3" (3.76m x 3.73m)

has a fireplace and surround, window to the rear elevation and a radiator.

Bedroom 4

12' 3" x 9' 10" (3.73m x 3.00m)

Has a radiator and window to the rear elevation

Bathroom

Has a bath with shower attachment, double walk in shower, hand wash basin, WC, under floor heating, loft hatch access, windows to the side and a radiator.





External

Externally the frontage is low maintenance offering mature bushes and shrubs with a tiled veranda area. A side path leads to the main entrance door and gated access to the rear garden. The rear is also low maintenance with patio area and artificial grass.

Local Area

Derby Avenue is a well-regarded residential location in Skegness, conveniently close to the town's many amenities. Residents benefit from easy access to local shops, cafes, supermarkets and well-rated schools, making the area ideal for families.

Skegness town centre and its popular seafront attractions- including the beach, pier and promenade-are just a short distance away, offering plenty of leisure and entertainment options. Excellent transport links, including bus routes and the nearby train station, provide straightforward connections to surrounding towns and further afield.

Quiet, friendly and well-connected, Derby Avenue remains a popular choice for buyers seeking a blend of coastal living and everyday convenience. Access to the beach is just minutes away from the property.



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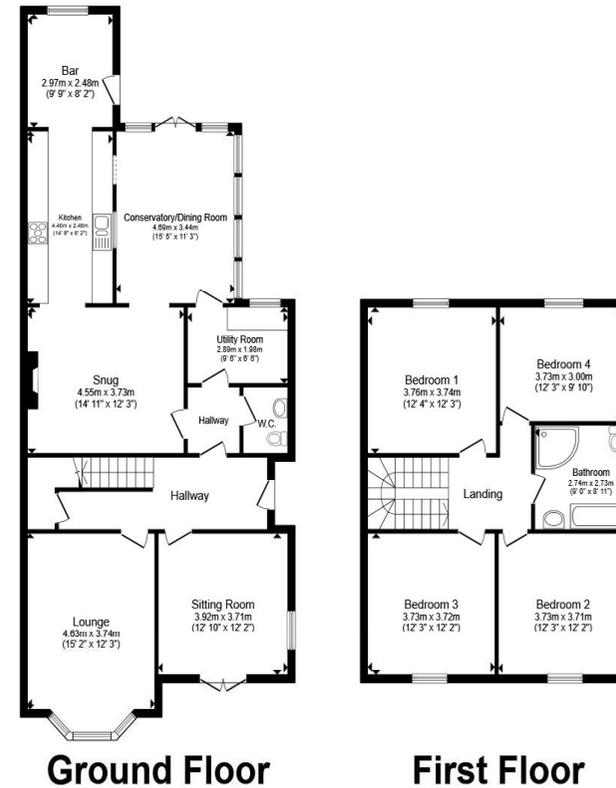


welcome to

Derby Avenue, Skegness

- Attractive 4-bedroom semi-detached house
- Located in a desirable residential area on Derby Avenue, Skegness
- Tastefully decorated throughout with style and character
- Multiple reception rooms including a lounge, snug and dining conservatory
- Modern kitchen with adjoining bar area-ideal for entertaining

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Total floor area 185.2 m² (1,993 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SKG109979 - 0003

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