



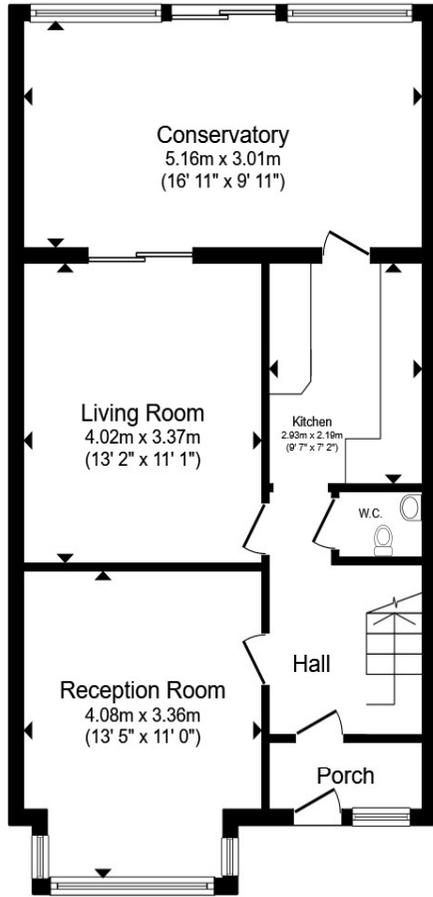
Rowditch Avenue, Derby, DE22 3LD

welcome to

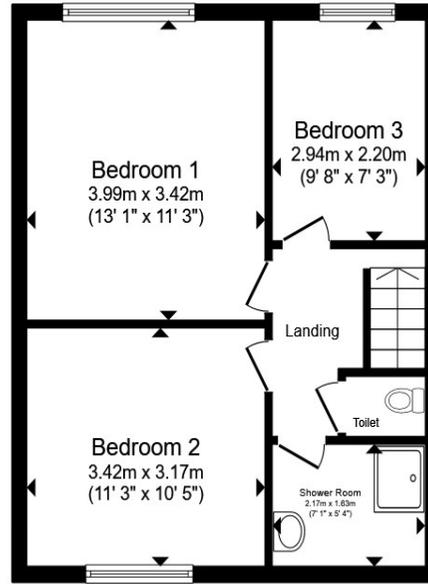
Rowditch Avenue, Derby

A beautifully presented 3-bedroom semi-detached home in Derbyshire, offering spacious living areas, a modern fitted kitchen, a bright conservatory dining space, and a generous garden. Neutral décor throughout and ready to move straight into.





Ground Floor



First Floor

Total floor area 103.7 m² (1,116 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

Reception Room

13' 5" MAX x 11' MAX (4.09m MAX x 3.35m MAX)

Living Room

13' 2" MAX x 11' 1" MAX (4.01m MAX x 3.38m MAX)

Conservatory

16' 11" MAX x 9' 11" MAX (5.16m MAX x 3.02m MAX)

Kitchen

9' 7" MAX x 7' 2" MAX (2.92m MAX x 2.18m MAX)

Bedroom 1

13' 1" MAX x 11' 3" MAX (3.99m MAX x 3.43m MAX)

Bedroom 2

11' 3" MAX x 10' 5" MAX (3.43m MAX x 3.17m MAX)

Bedroom 3

9' 8" MAX x 7' 3" MAX (2.95m MAX x 2.21m MAX)

Shower Room

7' 1" MAX x 5' 4" MAX (2.16m MAX x 1.63m MAX)

welcome to

Rowditch Avenue, Derby

- Beautiful 3-bedroom semi-detached home
- Spacious lounge, additional reception room and bright conservatory dining area
- Modern fitted kitchen
- Three well-proportioned bedrooms
- Fully fitted shower room plus separate upstairs toilet and downstairs WC

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

£240,000



This beautifully maintained three-bedroom semi-detached home offers a warm, modern and inviting feel from the moment you step inside. The property opens with a handy porch leading into a welcoming hallway. To the left, you'll find a cosy yet spacious living room and an additional reception room, perfect for flexible family living. The well-equipped fitted kitchen sits at the heart of the home, opening into a lovely conservatory currently used as a dining room with views over the garden. A convenient downstairs WC completes the ground floor.

Upstairs, there are three good-sized bedrooms, along with a fully fitted shower room and separate toilet. Outside, the generous garden features a lawn, patio and decking area—ideal for relaxing or entertaining. Located in a popular Derbyshire area, the home benefits from easy access to bustling local shops, the city centre and major road links including the A50, M1 and A38. It's an excellent choice for families, first-time buyers or investors seeking a move-in-ready property with plenty of living space.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121611 - 0003

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