3 Bed Bungalow - Semi Detached

Offers over £285,000

Nevinson Avenue, Sunnyhill, Derby, DE23 1GT

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A beautifully upgraded semi-detached bungalow occupying a substantial plot in the ever-popular Sunnyhill area of Derby. Offering approximately 125 square metres of high specification living space, this impressive home has been thoughtfully improved by the current seller to create stylish and versatile accommodation throughout. Combining generous proportions with modern finishes, the property is ideally suited to a range of buyers seeking quality, comfort and convenience in a highly regarded residential location. Offered to the market on a freehold basis, this is a rare opportunity to acquire a spacious bungalow in a sought-after setting. Council tax band B. Energy rating D.

Reception Hall

Having UPVC double glazed entrance door, woodgrain effect laminate floor, radiator.

Living Room 35'3" x 20'9" reducing to 11'9" (10.76 x 6.33 reducing to 3.60)

Lounge Area

Having woodgrain effect laminate floor, wall mounted electric radiator, Tv and media connection points, UPVC double glazed windows to both side and rear aspects.

Fitted Kitchen

Having a range of Shaker style wall and base cupboards with integrated appliances, matching feature central island unit, space and plumbing for dishwasher and washing machine, wall mounted electric heater, radiator. space for American style fridge / freezer.

Dining Area

Having woodgrain effect laminate floor, electric radiator, UPVC double glazed window with French doors to rear garden.

Conservatory 13'3" x 11'6" (4.04 x 3.53)

Having ceramic tiled floor, wall mounted electric radiator, recessed boiler room, UPVC double glazed windows and doors.

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Bedroom One 12'9" x 10'6" (3.91 x 3.22)

Having two Velux double glazed skylights, two wall light points and radiator. A sliding door leads to the;

Shower Room En-Suite

Having modern contemporary white three piece suite.

Bedroom Two 13'10" x 11'0" (4.22 x 3.37)

Radiator and UPVC double glazed square bay window.

Bedroom Three 10'4" x 8'10" (3.15 x 2.71)

Having two wall light points, radiator and UPVC double glazed window.

Bathroom

Having modern white three piece suite.

Outside

The property occupies a substantial plot at this highly popular address, having ample car standing space with separate caravan / motorhome space, accessed via twin wooden gates adjacent to the detached garage. The well planted rear is of a low maintenance design with well stocked shrubs, together with a sizeable store / workshop.

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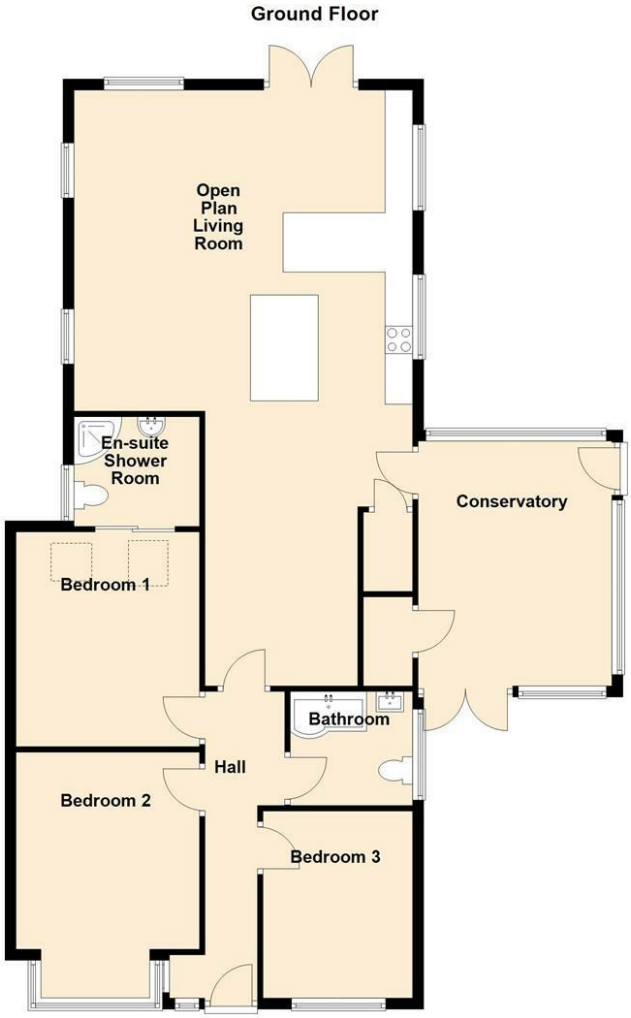

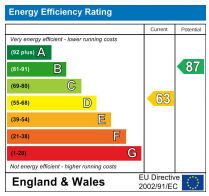

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