



Derby Avenue, Skegness PE25 3DH

welcome to

Derby Avenue, Skegness

Versatile four-bedroom semi-detached home with impressive open-plan kitchen/diner, ground-floor bedroom, modern shower room, low-maintenance garden and raised entertaining area.

Entrance Hall

A spacious and stylishly decorated entrance hall creating an excellent first impression. The hallway benefits from useful integrated under-stair storage, ideal for coats and shoes, together with a cleverly created nook providing an ideal space for a home office or study area.

Lounge

13' x 13' (3.96m x 3.96m)

A comfortable and well-presented reception room featuring a bay window overlooking the front aspect, wood-effect flooring, an attractive gas fireplace and radiator.

Kitchen

18' 3" x 9' 4" (5.56m x 2.84m)

A stunning contemporary kitchen finished with wood-effect flooring and a range of white gloss wall and base units, complemented by contrasting black worktops and LED lighting beneath the wall units. Integrated appliances include an oven, grill, gas hob, dishwasher and wine cooler, with additional space for a fridge freezer. A white tiled splashback complements the modern finish. Floor-to-ceiling windows and two sets of French doors provide an abundance of natural light and direct access onto the rear garden.

Dining Room

Open plan to the kitchen, with the two areas cleverly defined by a central island. This creates a sociable dining and entertaining environment, with direct access to the rear garden making it particularly suited to hosting family and friends.

Bedroom Four/Second Reception

15' 6" x 12' (4.72m x 3.66m)

A versatile ground-floor room currently utilised as a

double bedroom. Featuring a bay window to the front aspect, this space could equally be used as a second reception room, guest bedroom, playroom or home office depending on the buyer's requirements.

Shower Room

A particularly useful ground-floor facility incorporating a modern walk-in shower, floating hand basin, WC and fitted storage/airing cupboards. The room also houses an integrated washing machine and dryer, together with the boiler cupboard, making excellent use of the available space.

Landing

Spacious first-floor landing with radiator and skylight, providing access to the three bedrooms and family bathroom.

Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)

A generous double bedroom featuring a bay window overlooking the front aspect, two integrated fitted wardrobes and radiator, providing excellent storage alongside comfortable bedroom accommodation.

Bedroom Two

14' 5" x 10' 8" (4.39m x 3.25m)

A further well-proportioned double bedroom with rear-facing window and radiator, offering a comfortable and peaceful bedroom space.

Bedroom Three

13' 1" x 5' 6" (3.99m x 1.68m)

A versatile single bedroom featuring a skylight and radiator. An ideal child's bedroom, study, dressing room or home office.





Family Bathroom

A well-appointed first-floor family bathroom providing the essential facilities for the upstairs accommodation. Compromising of a bath with shower over, fitted storage with integrated WC & Hand basin.

Front External

The property benefits from a low-maintenance front garden, predominantly laid to lawn and providing an attractive approach to the property. On-street parking is available nearby.

Rear External

The rear garden has been designed with ease of maintenance in mind and is predominantly gravelled. Steps lead up to a raised courtyard area, creating an excellent space for outdoor dining and entertaining. The garden also benefits from an additional outbuilding and convenient access from both the front of the property and directly from the kitchen/dining area.

Agent's Note

A property not to be missed! Offering spacious and versatile accommodation, a superb contemporary kitchen/diner and the valuable benefit of a fourth ground-floor bedroom or additional reception room, this home is ideal for a growing family or those looking for flexible living space. The motivated seller is open to offers, and the property is conveniently located for local transport links, the beach and Skegness town centre. Early viewing is highly recommended.

Solicitor Services

Need help with the legal side of your move? Our experienced in-house solicitors are on hand to assist with both the sale and purchase of your property, helping to make the process as straightforward as possible. Ask our team about our No Sale, No Fee service and find out how we can

support you throughout your move.

Mortgage & Financial Services

Looking to understand your mortgage options or the cost of moving? Speak to our experienced mortgage adviser, with 15 years' industry experience, who can provide guidance tailored to your individual circumstances. Whether you're a first-time buyer, home mover, investor or looking to sell, our adviser can assist with mortgage services and a comprehensive Cost to Move analysis, helping you understand the financial implications of your move from the outset.



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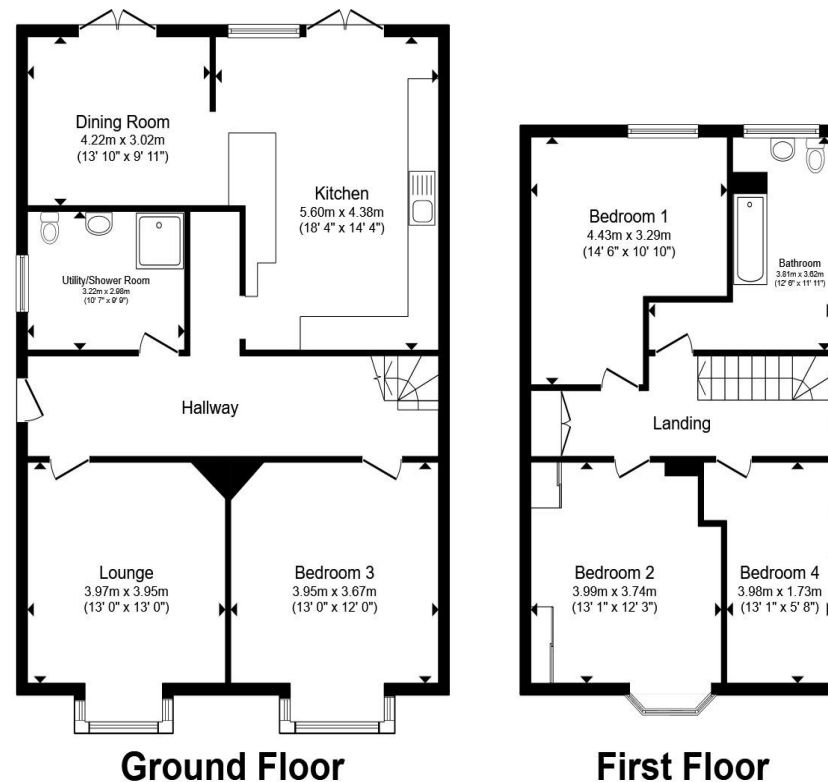
- Four Bedroom Semi-Detached House
- Spacious Open Plan Kitchen/Diner
- Contemporary Kitchen with Integrated Appliances
- Ground Floor Fourth Bedroom/Second Reception Room
- Modern Ground Floor Shower Room & Utility

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£295,000



Total floor area 154.0 m² (1,658 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:
SKG109002 - 0002

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