



4 SUNNINGDALE DRIVE

IMMINGHAM, DN40 2LA

£140,000
FREEHOLD

Three-bedroom semi-detached home in a quiet cul-de-sac, offering a good-sized lounge, kitchen diner, off-road parking and three versatile bedrooms. Within walking distance of shops, schools and a doctors' surgery, with excellent road links and nearby industry



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DESCRIPTION

Situated in a quiet cul-de-sac, this three-bedroom semi-detached home offers well-proportioned accommodation in a convenient location, ideal for families, couples or first-time buyers.

The property benefits from a good-sized lounge and a spacious kitchen diner, providing plenty of room for both everyday living and entertaining. Outside, a private driveway offers convenient off-road parking.

There are three bedrooms, with the third being a more compact and versatile room. A cabin bed could be built in to make excellent use of the space as a bedroom, while alternatively it would make a perfect dressing room, home office or nursery.

The property is ideally positioned within walking distance of local shops, schools and a doctors' surgery, while nearby road links provide easy access to surrounding areas and local industry.

Located in a peaceful residential setting yet within easy reach of everyday amenities, this is a versatile home with plenty to offer.

ENTRANCE HALLWAY

LOUNGE

KITCHEN DINER

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

GARDENS AND DRIVEWAY

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ADDITIONAL INFORMATION

Local Authority –

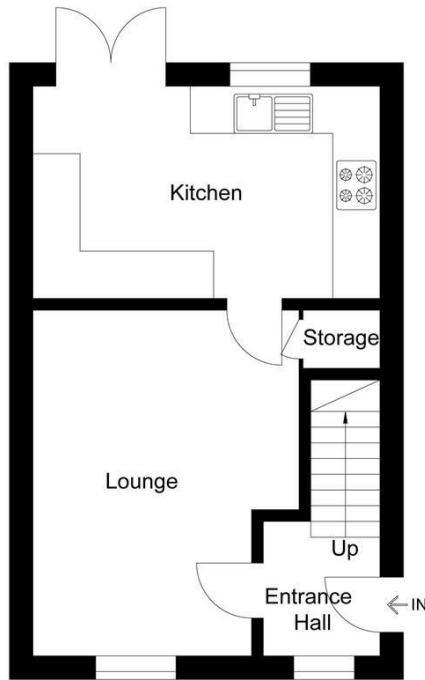
Council Tax – Band A

Viewings – By Appointment Only

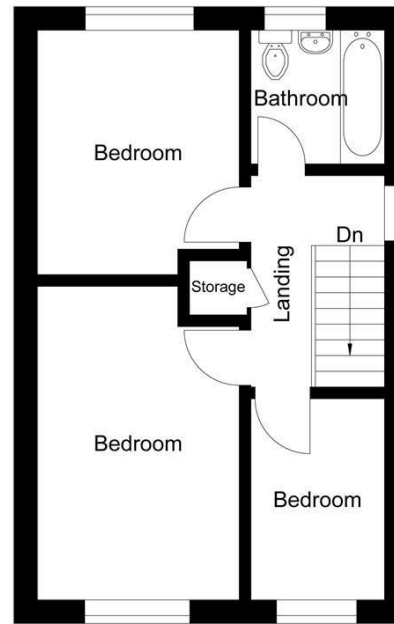
Floor Area – sq ft

Tenure – Freehold

Approximate Gross Internal Area
62.40 sq m / 671.66 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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