Fletcher & Company

20 Hathern Close, Sunnyhill, Derby, DE23 1NE

£240,000

Freehold



- No Upper Chain
- Spacious Lounge/Dining Room
- Kitchen
- Three First Floor Bedrooms
- Shower Room
- Mature Rear Garden
- Driveway & Garage
- Close to Amenities
- Easy Access to Schooling
- Solar Panels





Summary

This is a well-positioned, three bedroom, semi-detached residence occupying a quiet cul-de-sac location in Sunnyhill.

The property is sold with the benefit of no upper chain and features a hallway, lounge/dining room, kitchen and inner hallway leading to staircase which leads to the first floor. To the first floor there are three genuinely good sized bedrooms and a shower room.

To the rear of the property is a mature garden. To the front is a driveway and integral garage.

The property also benefits from solar panels that are owned by the vendor.

The Location

The property's location in Sunnyhill allows easy access to nearby large supermarket, neighbouring shops and good schooling at all levels. There is also easy access to Derby City centre as well as pleasant walks along the nearby canal. The property also benefits from close proximity to excellent transport links.

Accommodation

Ground Floor

Porch

4'7" x 4'0" (1.42 x 1.23)

A UPVC double glazed entrance door provides access to porch with multi-pane door to lounge/dining room.

Lounge/Dining Room

24'8" x 11'4" (7.52 x 3.46)

Featuring a stone fireplace, TV plinth, space for an electric fire, two central heating radiators and windows to front and rear.







Inner Hallway

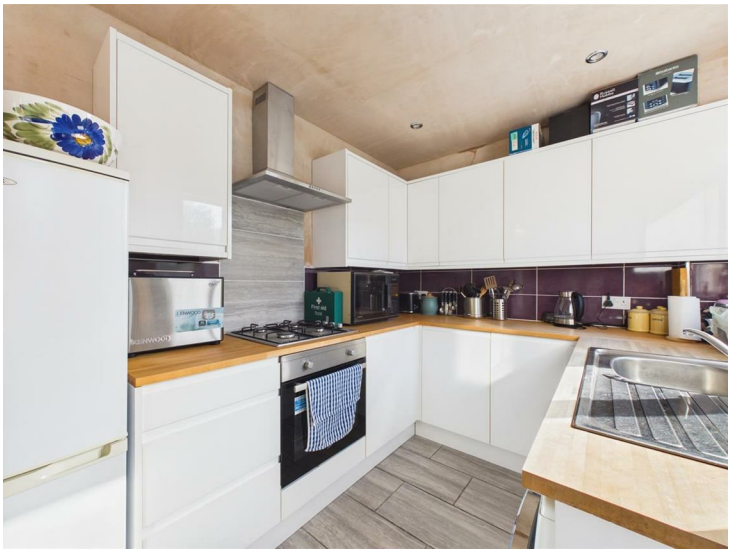
5'4" x 2'6" (1.63 x 0.77)

With staircase to first floor.

Kitchen

9'5" x 7'3" (2.88 x 2.21)

Comprising woodblock effect preparation surfaces, fitted tiled surrounds, stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, four plate gas fob, built-in oven with extractor hood over, space for fridge freezer and washing machine and window and door to rear.



First Floor Landing

5'4" x 2'9" (1.63 x 0.86)

With doors to bedrooms and shower room.

Bedroom One

14'0" x 11'3" (4.27 x 3.43)

Having a central heating radiator and window to front.



Bedroom Two

10'4" x 9'5" (3.16 x 2.88)

With central heating radiator, wardrobe and window to rear.



Bedroom Three

10'11" x 7'5" (3.34 x 2.28)

Having a central heating radiator and window to front.



Shower Room

7'5" x 7'4" (2.28 x 2.26)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and window to rear.



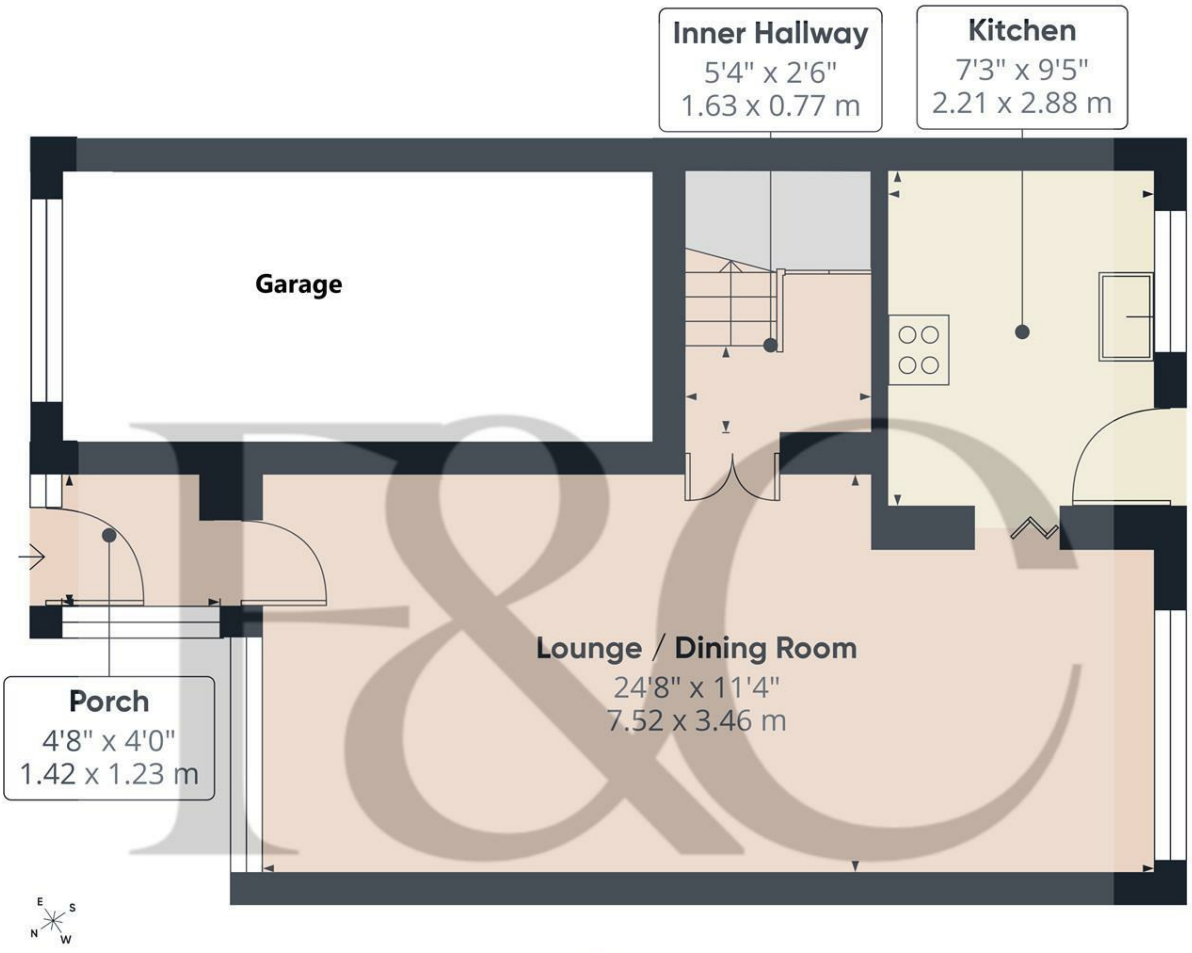
Outside

To the front of the property is a driveway and access to an integral garage.
To the rear of the property is a mature garden with lawn and patio area.





Council Tax Band B



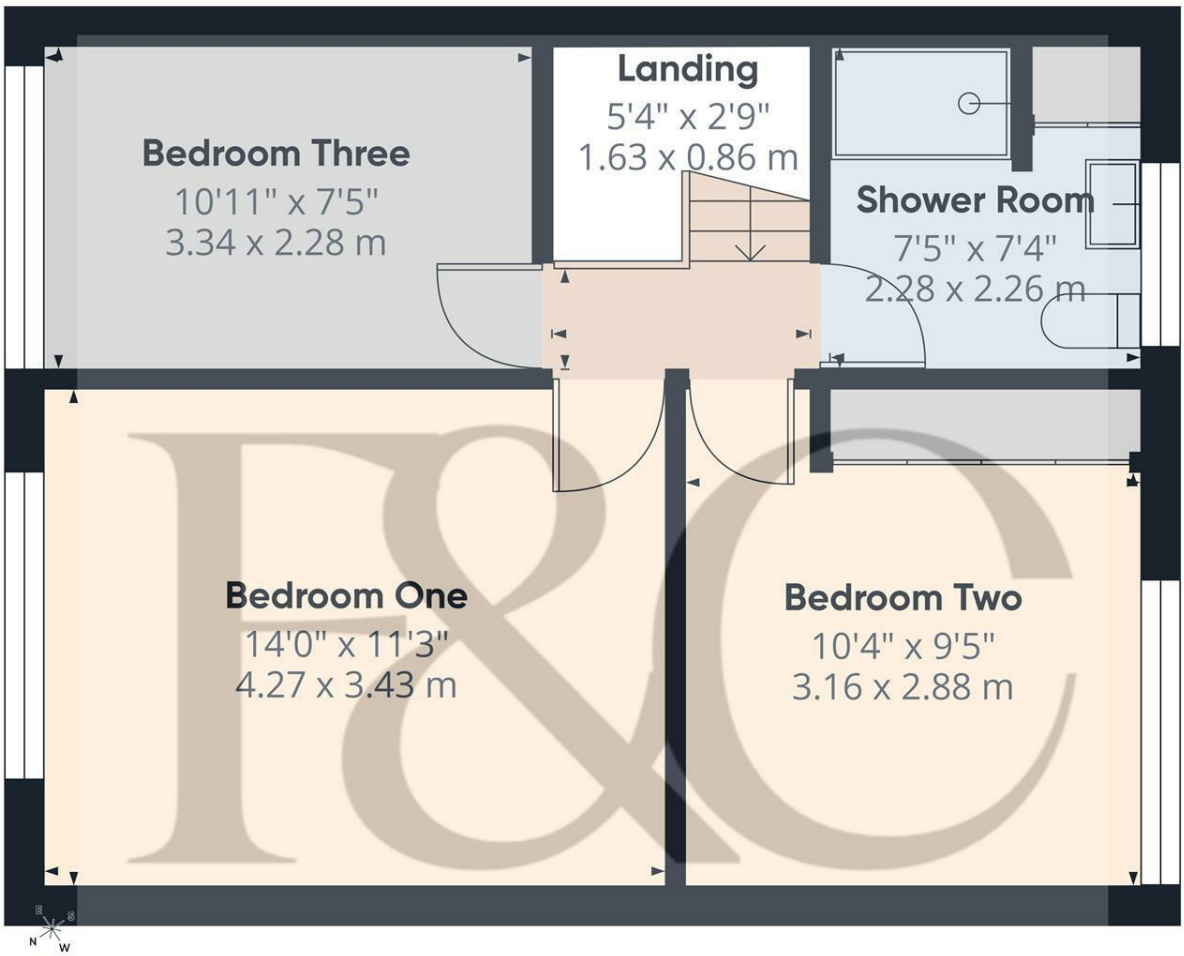
Floor 0

Approximate total area(1)
394 ft²
36.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)
426 ft²
39.7 m²

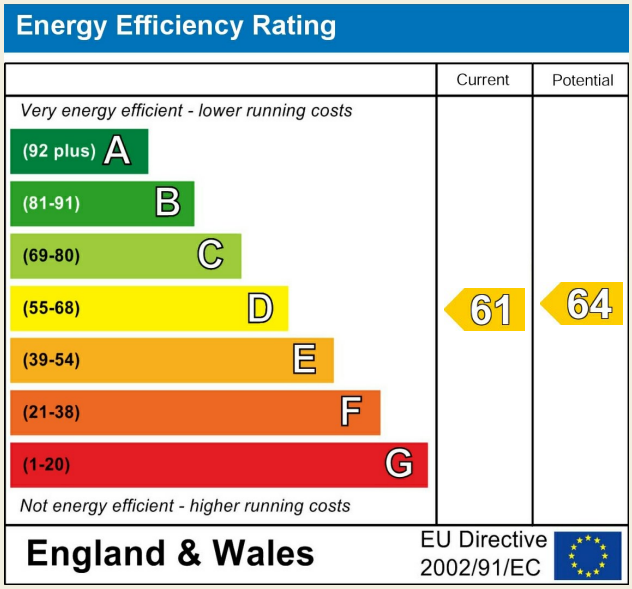
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Council Tax Band: B
Tenure: Freehold