Robert Ellis

look no further. . .







Sunningdale Drive
Kirk Hallam, Derbyshire DE7 4JJ

AN EXTENDED THREE BEDROOOM SEMI DETACHED HOUSE.

Offers Over £255,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, EXTENDED, ECO-FRIENDLY, GEORGE WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI-DETACHED HOUSE BACKING ONTO OPEN GREEN SPACE POSITIONED IN THIS DESIRABLE AND POPULAR RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, living room, dining room, sitting room and kitchen. The first floor landing then provides access to three bedrooms and a modern bathroom.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, solar panels with battery system, EV charging point, Smart Hive thermostat and Smart radiators, along side an enclosed garden space incorporating a Cabin Master garden store and adjoining garden room.

Further benefits to the property include a modern and recently re-fitted kitchen and bathroom, as well as energy efficient windows and doors.

The property is positioned backing onto open green space in this highly regarded and popular residential location within easy reach of excellent amenities, shopping facilities, schooling and transport links.

There is also easy access to ample outdoor green and countryside space, making this an ideal first time buy or young family home. We highly recommend an internal viewing.





ENTRANCE PORCH
5'9" x 4'2" (1.76 x 1.29)
Feature composite and double glazed front entrance door with full height double glazed windows to either side of the door, feature tiled flooring, Georgian-style doors leading through to the living room.

LIVING ROOM
16'7" x 12'10" (5.07 x 3.93)
Double glazed window to the front (with fitted shutters), radiator, additional vertical radiator, media points, central chimney breast incorporating an Adam-style fireplace with stone-effect fire, fitted storage cupboards (currently occupying space as a bar), laminate flooring, staircase rising to the first floor with useful understairs storage cupboard housing the gas and electric meters, Georgian-style panel and glazed door leading onto the porch.

DINING ROOM
10'11" x 8'9" (3.33 x 2.69)
Laminate flooring, ample space for dining table and chairs, coving, radiator. Openings through to the living room and sitting room.

SITTING ROOM
15'9" x 8'4" (4.82 x 2.56)
New feature double glazed lantern skylight in place, double glazed window to the rear, uPVC panel and double glazed exit doors leading onto the garden patio, additional uPVC double glazed door to the side leading onto the driveway, laminate flooring, spotlights, radiator. Dual opening points lead through to the kitchen and dining room.

KITCHEN
10'8" x 7'2" (3.27 x 2.20)
Comprising a matching range of fitted base and wall storage cupboards and drawers, incorporating a fitted inset one and a half bowl sink unit with draining board and mixer tap, boiler tap and water filter system, fitted electric hob with dual cooking technology, air circulating extractor and external wall mains extractor, oven beneath, space for full height fridge/freezer, plumbing for washing machine and dishwasher, double glazed window to the side (with fitted blinds), extractor fan, spotlights, laminate flooring.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted shutters), coving, doors to all bedrooms and bathroom. Loft access point via pull-down ladder to a lit and boarded loft space. which also houses the gas fired combination boiler (for central heating and hot water) and solar panel control system.

ATTIC
Housing the gas fired combination boiler (for central heating and hot water) and solar panel control system and solar storage battery.

BEDROOM ONE
12'11" x 9'10" (3.96 x 3.00)
Double glazed window to the front (with fitted shutters), fitted corner wardrobes, radiator, coving, TV point.

BEDROOM TWO
11'5" x 9'10" (3.49 x 3.00)
Double glazed window to the rear (overlooking the rear garden and green space beyond), radiator, useful storage closet.

BEDROOM THREE
9'10" x 6'5" (3.02 x 1.98)
Double glazed window to the front (with fitted shutters), radiator, coving, useful over-stairs built-in storage space.

BATHROOM
6'3" x 5'5" (1.93 x 1.66)
Modern (recently replaced) white three piece suite comprising panel bath with glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap and push flush WC. Tiling to the walls, double glazed window to the rear, extractor fan, radiator.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading onto a tarmac (new) driveway with decorative block paved edging providing off-street parking for 2/3 vehicles, Zappi EV charging point. The front has been designed for straightforward maintenance with block paved stepped access leading to the front entrance door, decorative plum slate chippings, rockery housing a variety of bushes and shrubs.

TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. An initial full width block paved patio seating area (ideal for entertaining), outside water tap and pedestrian gated access leading onto the driveway. The garden then opens out to a generous lawn with flowerbeds and borders, an additional block paved seating area positioned in the back right corner of the plot. At the rear of the garden, there is pedestrian gated access leading onto the woodland beyond. Within the garden, there is independent access into the Cabin Master garden cabin which is split into an initial storage space to the front and garden room to the rear which could be multi use: office, playroom, entertainment room.

GARDEN CABIN/STORE ROOM
13'1" x 5'10" (4.01 x 1.80)
Double doors opening from within the garden, double glazed window to the front, power, lighting, breaker box and spotlights.

GARDEN CABIN/GARDEN ROOM
6'7" x 6'0" (2.01 x 1.84)
Sliding double glazed patio doors, double glazed window to the front, laminate-style flooring, power and lighting points.



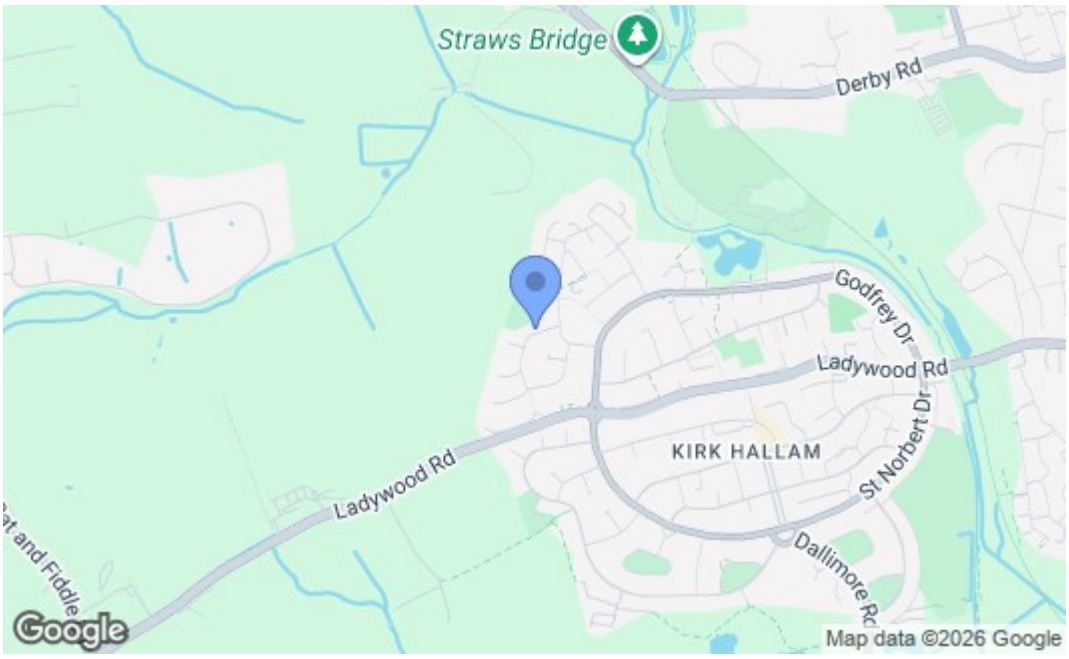


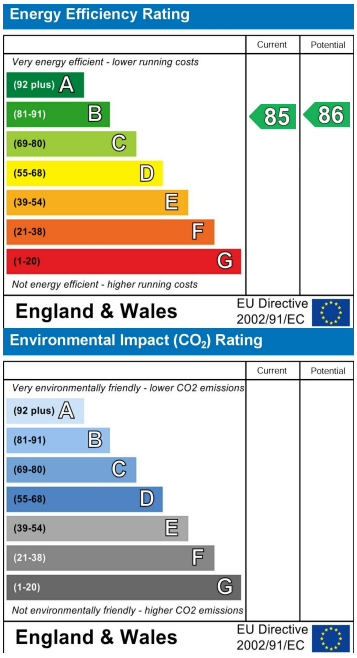












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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