3 Bed House - Detached

Price £250,000

Nevinson Drive, Sunnyhill, Derby, DE23 1GX

www.phillipsandco.co.uk | 01332 40 25 25

Phillips & Co. EST. 2012 MY PAD GROUP

3 Bed House - Detached

£250,000

Nevinson Drive, Sunnyhill, Derby, DE23 1GX

*** UNDER OFFER *** IMMEDIATE POSSESSION - NO UPWARD CHAIN. Phillips & Co are delighted to offer this substantial modern circa 1989 built detached home, brought to the market for the very first time. Standing on a large plot within this highly popular locality, the property and gardens require upgrading and is offered at a competitive price to reflect the condition. Gas central heating and UPVC double glazing. In brief; Reception hall, guest's cloakroom / Wc, bay fronted sitting room, separate dining room, kitchen / breakfast room. On the first floor a landing leads to three bedrooms (Bedroom one with shower room en-suite) and bathroom. Outside, the property stands well with a good frontage together with an adjacent block paved driveway which leads to a larger than average attached brick garage. The large rear garden is enclosed by fencing. Freehold. Council tax band C. Energy rating D.

Recessed Entrance Porch To;

Reception Hall

Having UPVC entrance door, radiator, understairs cupboard and staircase to first floor.

Guest's Cloakroom / Wc

Having two piece suite and UPVC double glazed window.

Sitting Room 15'10" x 11'10" (4.84 x 3.62)

Having Tv connection point, radiator and UPVC double glazed window. An open arch leads to the;

3 Bed House - Detached

£250,000

Nevinson Drive, Sunnyhill, Derby, DE23 1GX

Dining Room 11'1" x 8'11" (3.39 x 2.72)

With radiator and Double glazed doors to garden.

Breakfast Kitchen 18'7" x 11'1" maximum (5.68 x 3.39 maximum)

Having cupboards, inset hob and oven, UPVC double glazed windows and door to side aspect.

First Floor

Landing

With storage cupboard and UPVC double glazed window.

Principal Bedroom 11'9" x 11'3" (3.60 x 3.44)

With radiator, recessed wardrobe and UPVC double glazed window.

Shower Room En-Suite

Having three piece suite.

Bedroom Two 12'0" x 10'6" (3.68 x 3.21)

With recessed wardrobe, radiator and UPVC double glazed window.

3 Bed House - Detached

£250,000

Nevinson Drive, Sunnyhill, Derby, DE23 1GX

Bedroom Three 7'9" x 6'6" (2.38 x 2.00)

With storage cupboard, radiator and UPVC double glazed window.

Bathroom 8'0" x 6'6" (2.44 x 2.00)

With three piece suite, radiator, airing cupboard (housing the Worcester gas boiler) and UPVC double glazed window.

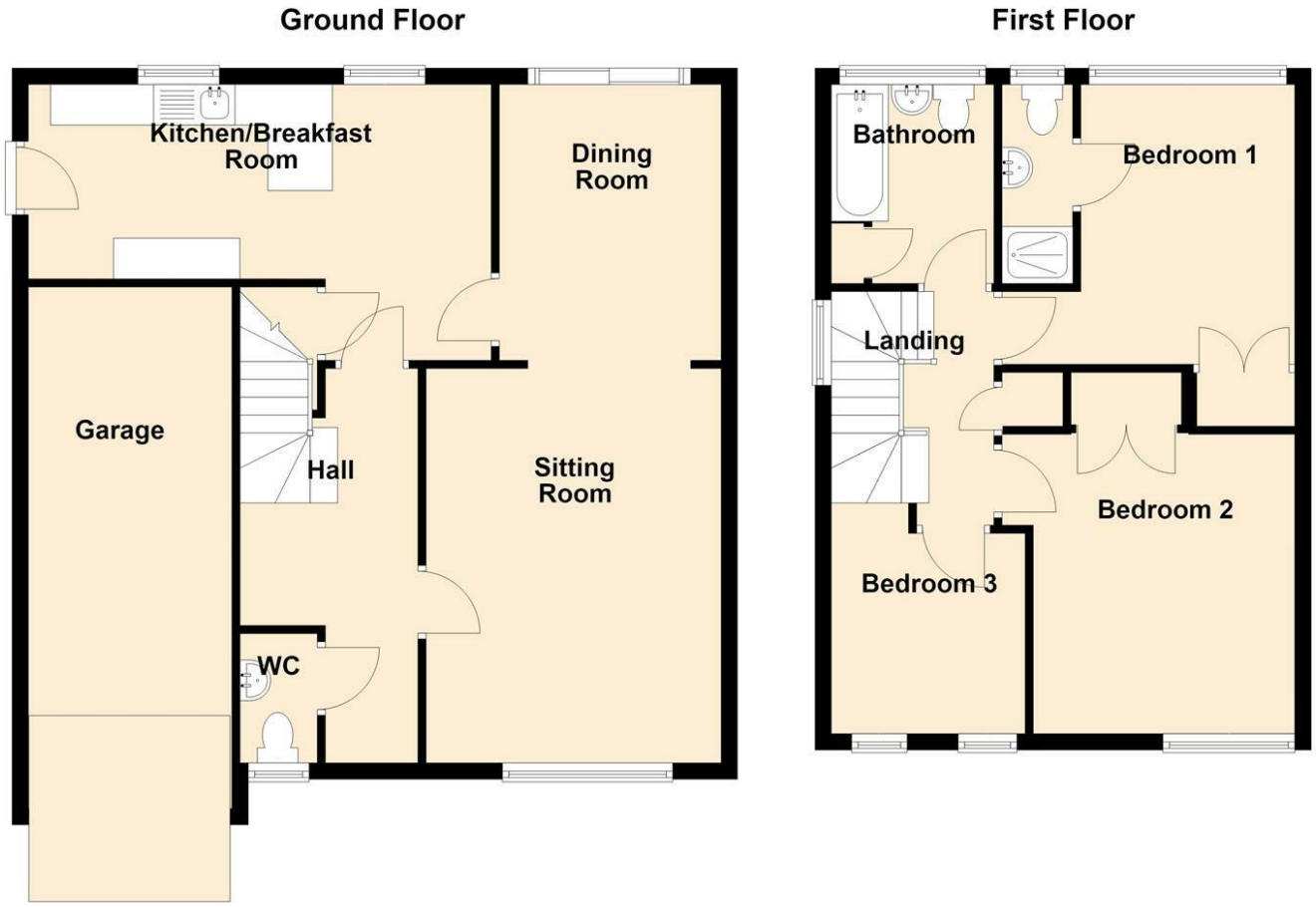
Outside

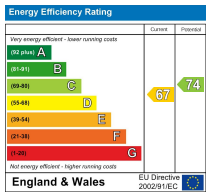
The property stands on a substantial plot with car parking and attached garage (measuring internally 6.40m x 2.50m). The garage has and electronic motorised roller door and is supplied with power and light.

3 Bed House - Detached

£250,000

Nevinson Drive, Sunnyhill, Derby, DE23 1GX





You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.phillipsandco.co.uk | **01332 40 25 25**