

Gurney Avenue
Derby, DE23 1GR



Most impressive fully refurbished three bedroom semi-detached residence occupying a sought after location in Sunnyhill.

£230,000



John German

An opportunity to acquire this three bedroom semi-detached residence benefitting from hall, guest cloakroom, sitting room, lounge/dining room and fitted kitchen to ground floor. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property is set back behind a lawn foregarden, adjacent driveway providing off-road parking and well stocked rear garden with lawn, patio, covered seating area and storage room.

Location - The property's location affords easy access to a range of nearby shops and facilities within Littleover Village centre having a large supermarket, nearby retail park. There is good schooling readily available and the property also gives easy access to Derby city centre.

Accommodation - On The Ground Floor - Entrance door leading to:

Entrance Hall - Radiator, stairs to first floor, understairs storage cupboard, panel door to:

Guest Cloakroom - Low flush w.c, corner wash hand basin, double glazed window to side.

Sitting Room - 3.84m x 3.3m (12'7" x 10'9") - Radiator, upvc double glazed window to front.

Lounge/Dining Room - 4.68m x 3.29m (15'4" x 10'9") - Two radiators, stylish laminate flooring, upvc double glazed french doors to garden, open access to:

Kitchen - 3.74m x 1.61m (12'3" x 5'3") - Wood block effect preparation surface, matching upstands, inset 11/4 sink unit with mixer tap, fitted base cupboard and drawers, complementary range of wall mounted cupboards including wine storage, inset four plate gas hob with built in electric oven and grill, microwave, fridge freezer and washing machine, upvc double glazed window to side.

On The First Floor - Semi-Galleried - Balustrade, access to loft space, double glazed window to side, door to:

Master Bedroom - 4.68m x 3.31m including en-suite (15'4" x 10'10" i - Two radiators, TV point, upvc double glazed window to rear, door to:

En-Suite Shower Room - 1.65m x 1.4m (5'4" x 4'7") - White suite comprising low flush w.c., pedestal wash hand basin, cubicle with integrated shower, chrome towel rail/radiator, extractor fan, upvc double glazed window.

Bedroom Two - 4.01m x 3.32m (13'1" x 10'10") - Radiator, upvc double glazed window to front.

Bedroom Three - 2.08m x 1.64m (6'9" x 5'4") - Radiator, upvc double glazed window to front.

Bathroom - 2.09m x 1.63m (6'10" x 5'4") - Tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, panel bath, integrated shower over, chrome towel rail/radiator, extractor fan, upvc double glazed window to rear.

Outside & Gardens - To the rear is a pleasant enclosed garden with patio area with covered seating area, useful storage facility, lawn garden, raised rockery with planted shrubs, mature trees, timber shed. To the front is a lawn foregarden, adjacent driveway providing off road parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24052023

Local Authority/Tax Band: Derby City Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 (B)
69-80	C		
55-68	D		
39-54	E	46 (E)	
21-38	F		
1-20	G		



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Agents' Notes
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