

Hartland Drive

Sunnyhill, Derby, DE23 1LU



Attractive and nicely proportioned family home having been extended resulting in a great family friendly layout. Set in a particularly convenient location with a range of local amenities within walking distance, local bus service and great transport links.

£240,000

John German

Entrance to the property is via a covered storm porch with decorative arch and tiled floor. A uPVC double glazed entrance door with a matching side panel opens into the entrance hall with stairs rising to the first floor, under stairs storage cupboards, central heating radiator and doors leading off to the ground floor living accommodation and into the ground floor WC that is also fitted with a wash hand basin and tiling to half wall height.

The double aspect lounge diner has a uPVC double glazed window to the front and matching French doors opening out onto the rear garden, coved ceilings, dado rails, a remote control, coal effect gas fire and a central heating radiator.

The kitchen is fitted with a matching range of base and eye level units with glazed display cabinets and corner shelving, roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, eye level double oven, four ring gas hob with extractor hood over, integrated fridge plus space for a dishwasher or washing machine. A uPVC double glazed window overlooks the garden, a uPVC opaque double glazed entrance door opens to the rear, wood effect flooring and a courtesy door to the garage.

The utility room is located off the kitchen with space for washing machine and other appliances.

On the first floor doors lead off the landing to three well proportioned bedrooms (no box room) and the shower room which has been fully refitted with a full three piece suite comprising walking shower, pedestal hand wash basin and a low flush WC plus extensive tiling to splashback areas, heated towel rail and radiator, uPVC double glazed window to the front.

Outside in front of the property it is mainly block paved providing at least two side by side parking spaces with ornamental beds and borders.

To the rear is fully enclosed garden being mainly laid to lawn with ornamental borders. There is a shaped block paved patio area with raised beds and a pergola.

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

Property construction:

Parking: Drive

Electricity supply:

Water supply:

Sewerage:

Heating:

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/17042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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Approximate total area⁽¹⁾

1016.01 ft²

94.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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