

Nevinson Avenue

Sunnyhill, Derby, DE23 1GT

John 
German





Nevinson Avenue

Sunnyhill, Derby, DE23 1GT

£260,000

The perfect antidote to downsizing with two separate reception rooms and a large rear conservatory, you can finally have the living space you are used to but just with less bedrooms! Set in a great location on a well regarded side street with local amenities in walking distance.

John German

This charming bungalow has almost every box ticked
Quiet side street on the flat – tick
Shops and bus service within walking distance – tick
Lounge and separate dining room – tick
Large conservatory - tick
Two double bedrooms – tick
Garage and driveway – tick
Easy maintenance garden – tick
UPVC double glazing and Central heating - tick

The property is built to a charming traditional design with windows on either side of a central entrance door which protected from the elements by a deep overhang and opens into the entrance hall. Having a stone flag style tiled floor and ceiling spotlights with doors leading off the bedrooms, bathroom and reception rooms.

The two double bedrooms are located at the front of the bungalow on either side of the hallway. The master bedroom has a large bay window and is fitted with a range of wardrobes with matching bedside cabinets. Moving along the hallway you will come to the bathroom which has been refitted with a panelled bath with telephone style mixer taps and an electric shower over with a glass shower screen, low flush WC and vanity wash basin with storage beneath. There is a matching additional full height built in storage cupboard and extensive tiling.

The main living room has been extended and is located to the rear of the bungalow with French doors opening out into the conservatory. A feature 1950's original fireplace forms the focal point of the room, fitted with a living flame gas fire with a tiled back and hearth and a wooded surround, real wood flooring, coving and picture rails with a decorative wall frieze beneath.

The second reception room is being used as a home office at the moment and is open plan to the conservatory with the same stone flag effect tiled floor. The room features an Adam style fireplace with a living flame gas fire and an original stained glass window which looks through into the living room, this was saved from the back of the bungalow when the property was extended and repurposed. The kitchen leads off the second reception room and is fitted with a range of matching base and eye level units with worktop space, a one and a quarter bowl sink unit with mixer tap, integrated dishwasher, built-in oven with gas hob and extractor hood over, side entrance door and a built-in pantry with room for a free standing fridge freezer.

The magnificent conservatory completes the living accommodation and features matching stone flag effect floor tiles, central heating, uPVC double glazed windows overlooking the garden with French doors opening directly onto the patio.

Outside, there is a gardener's WC located on the side of the house fitted with a low flush WC and wash basin. To the front of the property, block paving provides ample off road parking with gated access to the side of the house leading to further secure parking and providing access to the detached garage. The garage currently houses the washing machine and tumble dryer and can easily accommodate an average sized car, vehicular door and side courtesy door. The rear garden is designed for easy maintenance with a paved patio area leading onto an ornamental pond and water feature, beyond which is a timber deck and at the rear of the garden is an enclosed area covered with bark and a summerhouse. There is a pergola in a sheltered spot to the rear of the garage, underneath which sits a fabulous hot tub which is to be included in the sale.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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

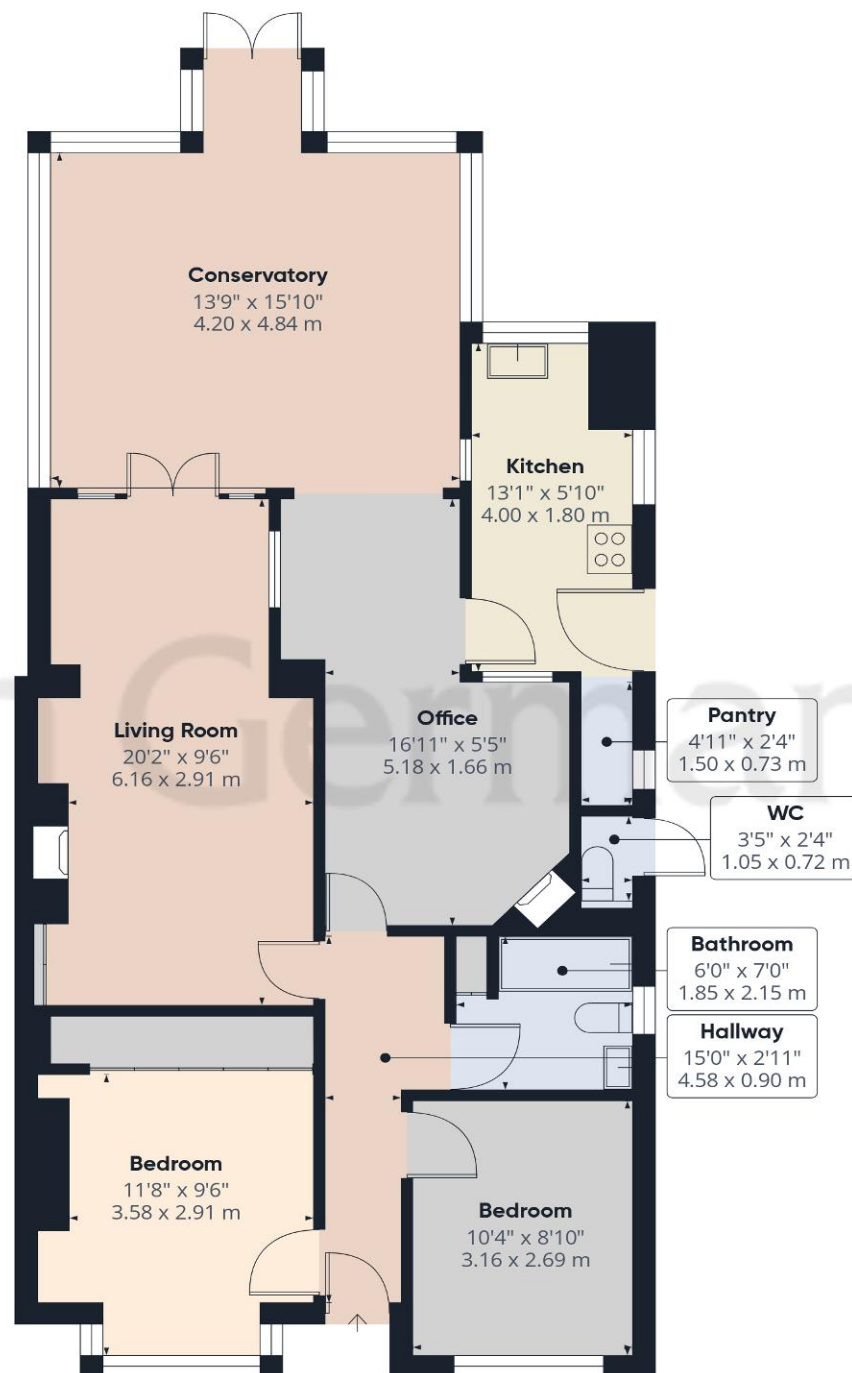
Our Ref: JGA/29012026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

991 ft²

92 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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



