



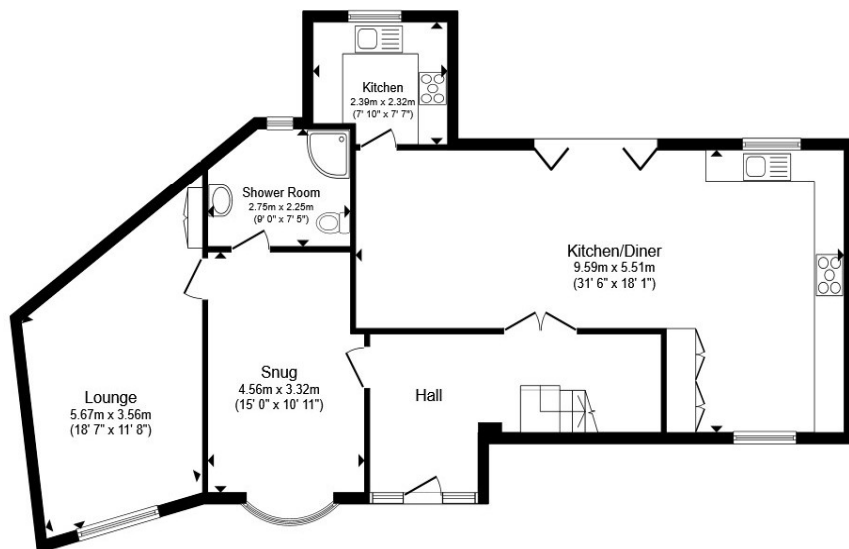
Sunnyhill Avenue, Derby DE23 1JP

welcome to

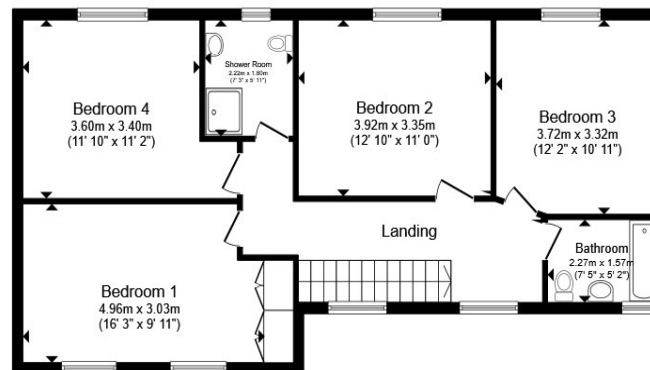
Sunnyhill Avenue, Derby

Substantially extended four-bedroom semi-detached home on Sunnyhill Avenue, offering spacious and versatile family living. Boasting a stunning open-plan kitchen/diner, two reception/snug rooms, two shower rooms, large driveway for four vehicles, and a generous rear garden.





Ground Floor



First Floor

Total floor area 177.9 m² (1,915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



About The Area

Kitchen/ Diner

31' 6" x 18' 1" (9.60m x 5.51m)

Snug

15' x 10' 11" (4.57m x 3.33m)

Lounge

18' 7" x 11' 8" (5.66m x 3.56m)

Kitchen

7' 10" x 7' 7" (2.39m x 2.31m)

Shower Room

9' x 7' 5" (2.74m x 2.26m)

Bedroom 1

16' 3" x 9' 11" (4.95m x 3.02m)

Bedroom 2

12' 10" x 11' (3.91m x 3.35m)

Bedroom 3

12' 2" x 10' 11" (3.71m x 3.33m)

Bedroom 4

11' 10" x 11' 2" (3.61m x 3.40m)

Shower Room

7' 3" x 5' 11" (2.21m x 1.80m)

Bathroom

7' 5" x 5' 2" (2.26m x 1.57m)

welcome to Sunnyhill Avenue, Derby

- Substantially extended four-bedroom semi-detached home
- Large open-plan kitchen/dining/family space with kitchen island
- Separate kitchenette/spice kitchen
- Two ground floor snug/reception rooms and ground floor shower room
- Driveway providing off-road parking for up to four vehicles

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122108 - 0004

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Situated on the popular Sunnyhill Avenue, this substantially extended four-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living.

A large driveway to the front provides off-road parking for up to four vehicles. The property opens into a welcoming entrance hall leading to the impressive open-plan kitchen/diner positioned to the side and rear. The contemporary kitchen is fitted with a range of wall and base units, complemented by a central island and ample workspace. The room flows into a bright sitting area with bi-fold doors opening onto the rear garden, while a separate kitchenette/spice kitchen adds further practicality.

To the front of the property are two versatile snug rooms, suitable for a variety of uses, along with a ground floor shower room.

Upstairs, there are four double bedrooms, including a generous front bedroom with fitted wardrobes. Three further double bedrooms are served by a family bathroom and an additional shower room.

Outside, the rear garden features a patio seating area and lawn, creating an ideal space for relaxing and entertaining. A superb family home offering a generous living space in a sought-after location.



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