



Donington Drive, Sunnyhill Derby DE23 1NA

welcome to

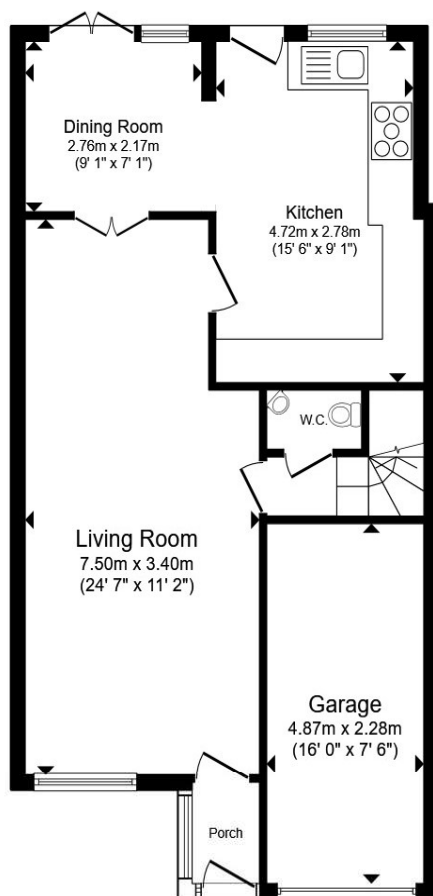
Donington Drive, Sunnyhill Derby

Donington Drive is a well-presented three bedroom semi detached home in the popular Sunnyhill area, featuring a spacious living room, kitchen/diner, ground floor WC, three well proportioned bedrooms, generous garden, single garage and driveway for 3 vehicles.

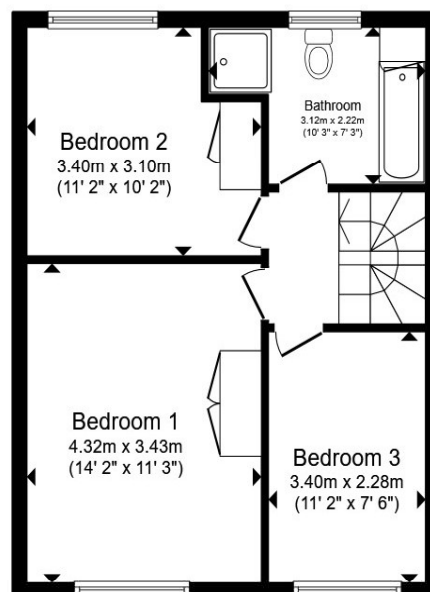


About The Area

Agents Note



Ground Floor



First Floor

Total floor area 105.4 m² (1,134 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

welcome to

Donington Drive, Sunnyhill Derby

- Three-bedroom semi-detached family home
- Spacious living room
- Driveway parking for up to three vehicles and garage
- New windows, front door and rear door installed August 2025
- Generous rear garden with patio area and concrete base offering further potential

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

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122256 - 0006

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Situated on the sought-after Donington Drive in Sunnyhill, this well-presented three-bedroom semi-detached home offers spacious accommodation, excellent outdoor space and ample off-road parking, making it an ideal purchase for families, first-time buyers and those looking to upsize.

The accommodation briefly comprises an entrance porch leading into a spacious living room, providing an excellent space for relaxing and entertaining. To the rear is a fitted kitchen that opens into a separate dining area, creating a practical and sociable layout for modern family living. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. The principal bedroom is particularly generous in size, while the remaining bedrooms offer flexibility for children, guests or home working.

Externally, the property enjoys a large frontage with lawned garden, garage access and a driveway comfortably accommodating up to three vehicles. The generous rear garden is mainly laid to lawn and features a patio seating area, ideal for outdoor entertaining and family enjoyment. There is also a substantial concrete base, offering excellent potential for a garden room, workshop or shed, subject to any necessary permissions.

Further benefits include replacement front and rear doors along with all windows, installed in August 2025.



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