



£190,000

Grenfell Avenue, Derby DE23 1LA

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Spacious living room with large bay window providing plenty of light
- Dining area with an outlook over the rear garden
- Open-plan aspect into the kitchen and useful store
- Utility Space (accessed for outside the property)
- Two bedrooms; both neutrally decorated
- Re-fitted modern bathroom with white suite
- Driveway, carport and garage
- Generous rear garden
- Ideally located for access to Rolls Royce
- No upward chain



## Property Description

Well presented two bedroom home enjoying a dining kitchen and re-fitted modern bathroom. Ready to move into and being offered for sale with no upward chain.

## Main Particulars

Well-presented two bedroom home enjoying a spacious and welcoming living room with large bay window. Open-plan dining kitchen and separate utility space. Two bedrooms to the first floor and re-fitted bathroom with complementary tiling. Mostly laid with wood effect laminate flooring and neutrally decorated. This lovely home has plenty of storage too. Outside there is a driveway providing ample off-road parking leading to a carport and detached garage. Generous rear garden with lawn area and paving. Excellent local amenities, ideally located for Rolls Royce and major travel links. Offered for sale with no upward chain.

Ground floor

Accommodation

The property is approached via an exterior door into:

Entrance

1.38m x 1.82m (4' 6" x 6' 0") with ceiling light point, coving to ceiling, wood effect laminate flooring, window to side and stairs leading to first floor.

Bay-fronted Living Room

3.44m x 4.43m (11' 3" x 14' 6") a lovely spacious room enjoying an outlook to the fore through a large double glazed bay window. Neutrally decorated with a wood effect laminate flooring, ceiling light point, coving to ceiling, double glazed window to side elevation, central heating radiator and ornamental fireplace creating a focal point.

Dining Area

2.83m x 3.39m (9' 3" x 11' 1") enjoying an open-plan aspect into the kitchen and providing plenty of room for a dining table and chairs with a double glazed window overlooking the rear garden. Ceiling light points, coving to ceiling, central heating radiator, wood effect laminate flooring and door providing access into the understairs storage cupboard.

Kitchen

1.46m x 3.51m (4' 9" x 11' 6") fitted with a matching range of eye and base level units with contrasting worktops over incorporating a stainless steel sink unit with mixer tap and ceramic splashback tiling. Built-in electric oven and hob. Space for undercounter fridge. Double glazed window to side elevation, door providing access into useful store and exterior door leading onto the rear garden.

Utility Space

0.94m x 1.62m (3' 1" x 5' 4") accessed from outside the property with space and plumbing for washing machine. Light point and wall mounted Viessmann boiler.

First floor

#### Landing

1.71m x 1.95m (5' 7" x 6' 5") with ceiling light point, coving to ceiling, wood effect laminate flooring and loft hatch providing access to roof space.

#### Bedroom One

3.63m x 4.42m (11' 11" x 14' 6") with ceiling light point, coving to ceiling, central heating radiator, large double glazed bay window to front elevation, double glazed window to side elevation, wood effect laminate flooring and ornamental fireplace.

#### Bedroom Two

2.35m x 3.43m (7' 9" x 11' 3") with ceiling light point, coving to ceiling, central heating radiator, wood effect laminate flooring and double glazed window to rear elevation. Benefiting from a storage cupboard with hanging rail and shelving.

#### Re-fitted Bathroom

1.95m x 2.55m (6' 5" x 8' 4") appointed with a modern white three-piece suite comprising of an encased panelled bath with electric shower over and glass shower screen. Pedestal wash hand basin and WC. Complementary wall tiling with chrome trim. Ceiling light point, chrome heated towel rail, storage cupboard, wood effect floor covering and obscure double glazed window to rear elevation.

#### Outside

To the front of the property is a driveway providing off-road parking for several vehicles leading to a carport. Beyond the carport is a single detached garage with up and over door. Access gate leading onto rear garden with paved areas, inset pathway, lawn with small tree and borders. Covered section immediately to the rear of the property.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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