



£195,000

Brenden Avenue, Somercotes DE55 4JD

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY HOMES

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)





# Step Inside

---

## Key Features

- Semi Detached Home
- Perfect for access to A38 and M1
- Traditional Features Throughout
- Family Home
- Great First Time Buy
- Walking Distance To Local Schools

## Property Description

Derbyshire Properties are pleased to present this extended three bedroom family home. Offering spacious and versatile living accommodation throughout, this property is ideally situated for access to A38 and M1 road links. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this extended three bedroom family home. Offering spacious and versatile living accommodation throughout, this property is ideally situated for access to A38 and M1 road links. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room & Kitchen to the ground floor with three bedrooms and family Bathroom to the first floor. Externally, the property benefits from front and rear courtyards with side access linking the two. The rear space is wonderfully private and offer outhouse fitted with light/power for storage whilst the area itself it secured by timber fencing.

### Entrance Hallway

Accessed via UPVC double glazed door to front elevation with double glazed window to side elevation, wall mounted radiator, tiled flooring, understairs store space and access to;

### Living Room

3.59m x 3.35m (11' 9" x 11' 0") With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is fireplace on raised hearth set in decorative surround.

### Dining Room

4.74m x 2.83m (15' 7" x 9' 3") With double glazed French doors accessing rear garden, wooden flooring and wall mounted radiator. The centre piece of this room is multi fuel burner on raised hearth.

### Kitchen

3.66m x 2.49m (12' 0" x 8' 2") Featuring a range of base cupboards and eye level units with complimentary worktops over, tiled splashbacks, inset one and a half bowl sink and further space for freestanding appliances.

### First Floor

### Landing

Accessing all three bedrooms and the family bathroom, this carpeted space benefits from oak banister and obscured double glazed window to side elevation.

### Bedroom One

3.92m x 3.29m (12' 10" x 10' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

3.00m x 2.92m (9' 10" x 9' 7") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted cupboard provides valuable storage capacity.

#### Bedroom Three

1.90m x 1.81m (6' 3" x 5' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

2.04m x 1.78m (6' 8" x 5' 10") A tiled three piece suite including; Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Mini wall mounted radiator, wall fitted extractor unit and double glazed obscured window to rear elevation completes the space.

#### Outside

Externally, the property benefits from front and rear courtyards with side access linking the two. The rear space is wonderfully private and offer outhouse fitted with light/power for storage whilst the area itself it secured by timber fencing.

#### Council Tax

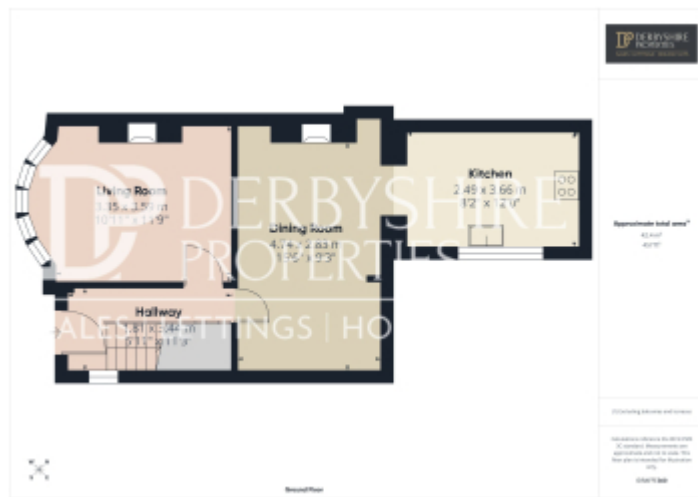
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

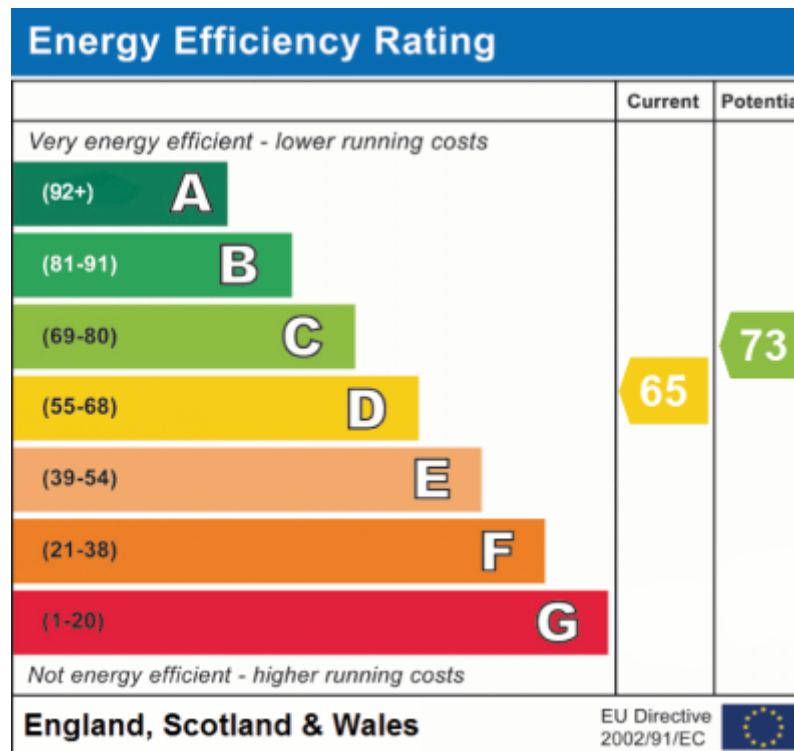






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAMP & RESTIMB =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)