



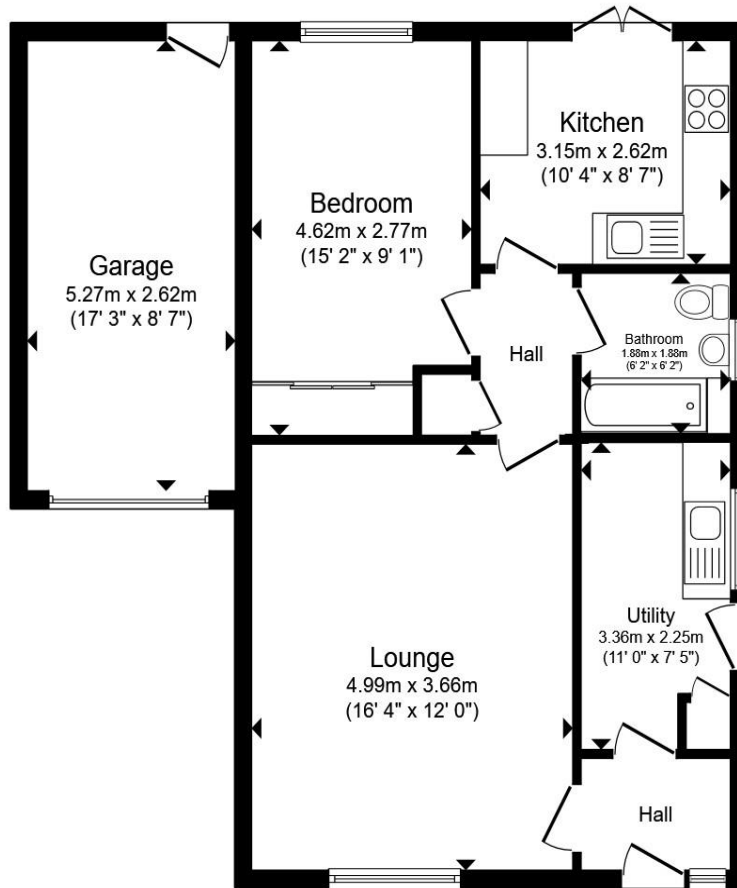
**Eastbrae Road, Sunnyhill, Derby, DE23 1WA**

**welcome to**

**Eastbrae Road, Sunnyhill Derby**

An attractive detached bungalow of modern construction, boasting a re-fitted kitchen and bathroom, landscaped gardens, re-surfaced driveway and generous garage. Opportunity to improve and enhance yet in ideal move-in condition.





**Ground Floor**

**Entrance Hall**

**Lounge**

16' 4" x 12' ( 4.98m x 3.66m )

**Utility Room/ Bedroom 2**

11' x 7' 5" ( 3.35m x 2.26m )

**Inner Hallway**

**Bathroom**

**Bedroom 1**

15' 2" Max - into recess x 9' 1" ( 4.62m Max - into recess x 2.77m )

**Kitchen**

**Garage**

17' 3" x 8' 7" ( 5.26m x 2.62m )

Total floor area 73.3 m<sup>2</sup> (789 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](http://www.propertybox.io)



**welcome to**

## **Eastbrae Road, Sunnyhill Derby**

- Modern detached bungalow
- Garage & generous driveway
- Quiet cul-de-sac position
- Gas central heating & UPVC double glazing
- Attractive, well-maintained gardens

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

# £230,000



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Property Ref:  
DBY121797 - 0004

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A fantastic opportunity has arisen to acquire this modern detached bungalow, positioned on an attractive cul-de-sac. This home offers the potential to become a two bedroom bungalow with the current owners having recently repositioned the original kitchen to the rear of the property to better enjoy the wonderful sun-trap garden.

The accommodation briefly includes: an entrance hall, re-fitted kitchen with modern units boasting generous storage, spacious lounge, inner hallway with cupboard, a generous double bedroom with fitted wardrobes, the original kitchen which would make an excellent double bedroom, and a fully-tiled bathroom fitted with a white suite including a P-shaped bath.

To the rear is a beautifully maintained, private garden, while a recently re-surfaced driveway to the front provides off-road parking for 2–3 vehicles and leads to an attached garage with an electric shutter door. The bungalow enjoys convenient access to a range of local amenities and is offered for sale with no onward chain, making it an ideal purchase for those seeking a straightforward move. Early internal viewing is strongly recommended.



Please note the marker reflects the  
postcode not the actual property



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