BRICKS + MORTAR

Underhill Close,
Derby, DE23 1RH

This two double bedroom home has been modernised to a high standard, with new bathroom, updated kitchen, new flooring and carpets and new boiler. With an EPC rating of C, Council Tax band of A, a detached garage and communal parking bays, this is a wonderful starter home or home for a growing family. Freshly redecorated throughout, the home is set back from a quiet cul-de-sac in a friendly neighbourhood.

On the ground floor, the entrance hallway leads through to the modernised kitchen and bright and airy lounge-diner. To the first floor are two double bedrooms and a shiny new bathroom. The rear south facing garden has a lawn and shed and is a blank canvas for you to tailor to your wishes.

Underhill Close is a wide cul-de-sac with plenty of communal parking, in addition to the detached garage. Sunnyhill has a community centre beside Caxton Park and there are shops and amenities within walking distance including a Tesco Express and Domino's Pizza, with primary and junior schools within walking distance.

For commuters, the nearby ring road links easily to Derby city centre and, if travelling further afield, the A50 and A38. Multiple Rolls Royce sites are just a short drive away too.

- Substantially improved and redecorated to a high standard
- Updated kitchen and new granite sink
- Council Tax band A and EPC rating C
- Great for commuting into Derby and along A50 and A38
- New flooring downstairs and new carpets upstairs
- New high-specification Worcester boiler installed 2021
- Quiet cul-de-sac in friendly neighbourhood
- New bathroom with easy-clean acrylic walls and waterfall shower
- Detached garage and additional communal parking
- Perfect starter home/home for growing family

£159,950

Underhill Close, , Derby, DE23 1RH

Front of the home
From the communal parking area, a path leads past a small green and trees to the front garden. The central path to the front door has lawns each side. There is a canopy porch with light and you enter the home through the wooden front door with brass knocker and letterbox and chrome handle.

Entrance Hallway
This lovely bright entrance to the home has light oak-effect vinyl flooring and the wide south facing window in the lounge-diner brings lots of natural light through. To the left is a radiator and staircase - and the hallway has an under-stairs cupboard, ceiling light fitting, an archway into the kitchen and open entrance to the lounge-diner.

Kitchen
8'0" x 6'2" (2.45 x 1.9)
A wide window with open aspect to the communal green at the front and light herringbone vinyl flooring make this a light, uplifting room. There is space on the left for a fridge-freezer with a cabinet above. The U-shaped worktop has high and low level fitted cabinets. Directly in front, the four-ring gas hob has an electric oven below and extractor fan above. Beneath the window is a new, modern granite sink and drainer with chrome mixer tap, with space and plumbing below the worktop for a washing machine. The room also has a ceiling light fitting. The electrical appliances are

Lounge-Diner
14'3" x 12'3" (4.35 x 3.75)
With plenty of space on the right for a four-seater dining table, this attractive room has lots of space for seating and additional furniture. The room has light oak-effect vinyl flooring, a ceiling light fitting, two radiators, a wide south facing window and half-glazed uPVC door to the rear garden.

Stairs to first floor landing
Carpeted stairs with a banister on the right lead up to the landing, where there is a loft hatch overhead. Matching pine doors with chrome handles lead into the two bedrooms and new bathroom.

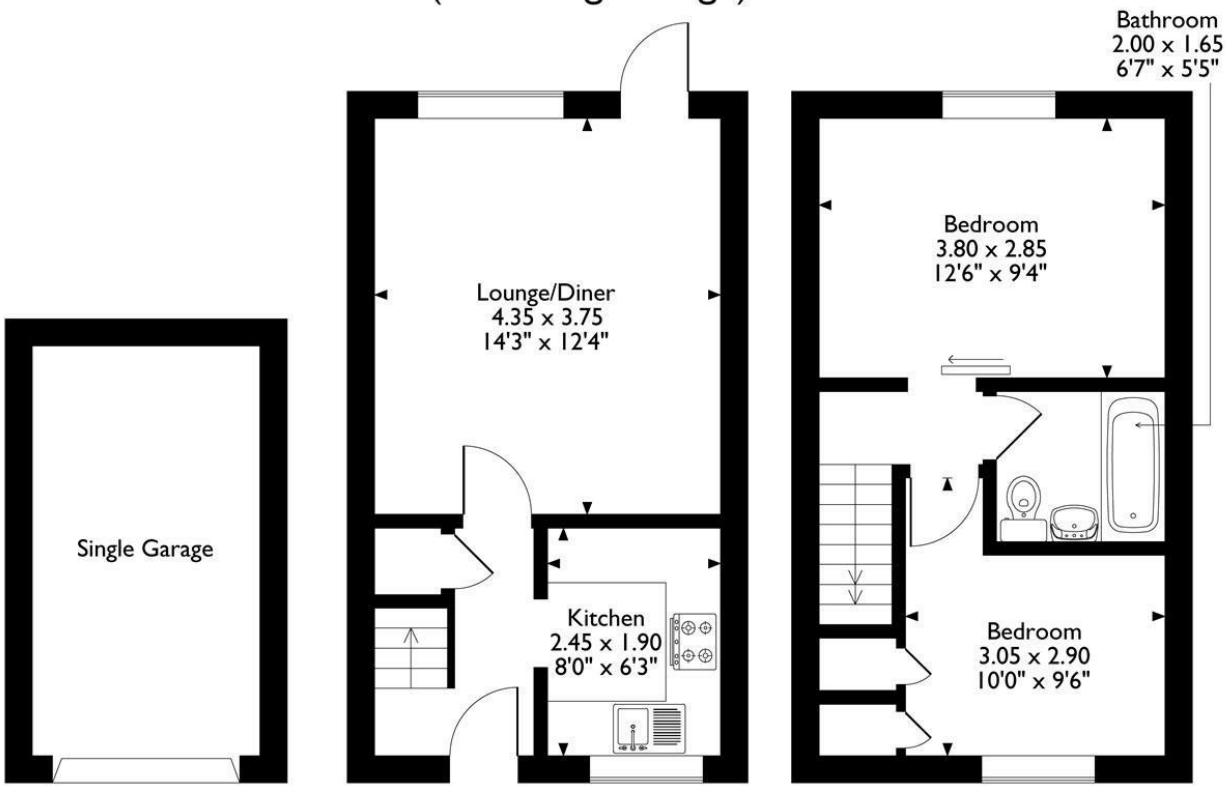
Bedroom One
10'0" x 9'6" (3.05 x 2.9)
This bedroom at the front of the home is currently used as a home office. The carpeted room has a radiator, ceiling light fitting and two cupboards - one with a Worcester boiler and one with a hanging rail.

Bathroom
6'6" x 5'4" (2 x 1.65)
The stylish new bathroom has tile-effect laminate flooring, easy-clean acrylic walls, recessed ceiling spotlights, a chrome heated towel rail and extractor fan. The bath has a chrome mixer fan and, above, the mains-fed shower has a waterfall head and separate hand-held attachment. The vanity unity has an angular ceramic sink with chrome mixer tap. The ceramic WC has an integral flush.

Bedroom Two
12'5" x 9'4" (3.8 x 2.85)
Located on the southern rear side of the home, this has a lovely open feel and is flooded with natural light. The room is carpeted and has a radiator, ceiling light fitting and plenty of space for a bed and furniture.

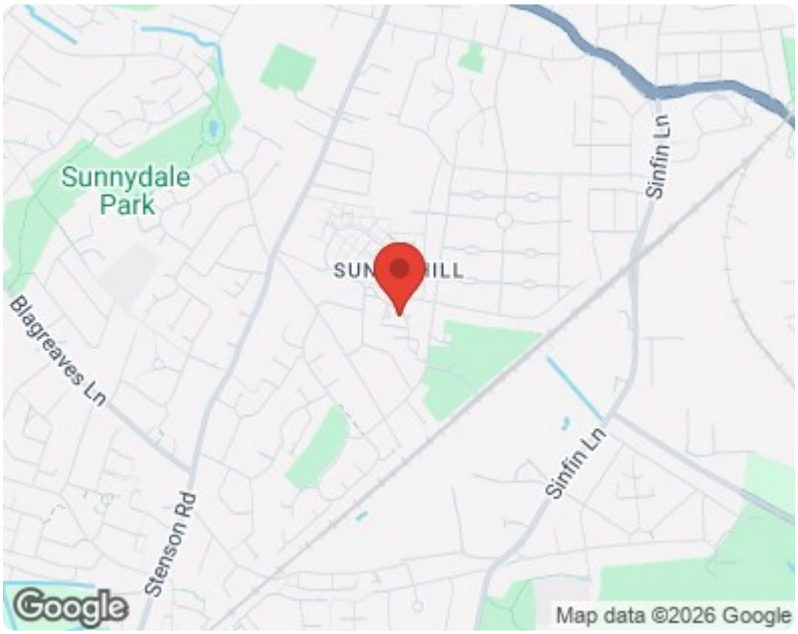
Rear Garden
Facing due south, the garden has a lawn, shed and space for decking. There are timber fences on three sides and a raised flower bed in the top left corner. This is a private and secure sun trap.

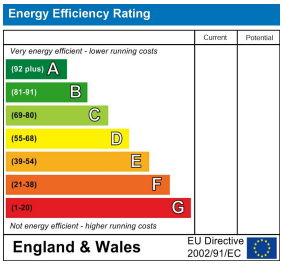
22 Underhill Close
Approximate Gross Internal Area
53 Sq M / 570 Sq Ft
(Excluding Garage)

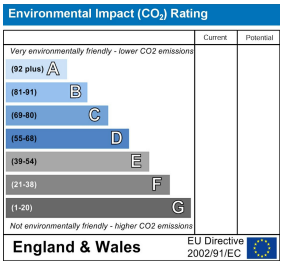


Garage **Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







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