



Merchant Avenue, Derby, DE21 7NB
Asking Price £250,000



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A well-presented three-bedroom semi-detached home on Merchant Avenue in Spondon, offering a modern kitchen/diner, a separate living room and an en-suite to the main bedroom. With driveway parking and a good-sized rear garden, the property provides a comfortable and practical layout for family living.

The entrance hall leads into a bright living room, with a large front-facing window, a feature electric stove and underfloor heating. A sliding barn-style door adds character to the space.

To the rear, the kitchen/diner is fitted with shaker-style units, wood-effect worktops and a central island with breakfast-bar seating. There is plenty of room for a dining table, while double doors open onto the garden. A separate utility room provides useful additional storage and laundry space, with access to the newly fitted downstairs bathroom.

Upstairs, there are two double bedrooms and a third single bedroom, which would also work well as a home office. The main bedroom benefits from a modern en-suite shower room with a vanity basin, WC and enclosed shower.

Outside, the front parking area and driveway provide off-road parking. The rear garden combines a lawn with gravelled seating areas, offering space for outdoor dining and relaxing.

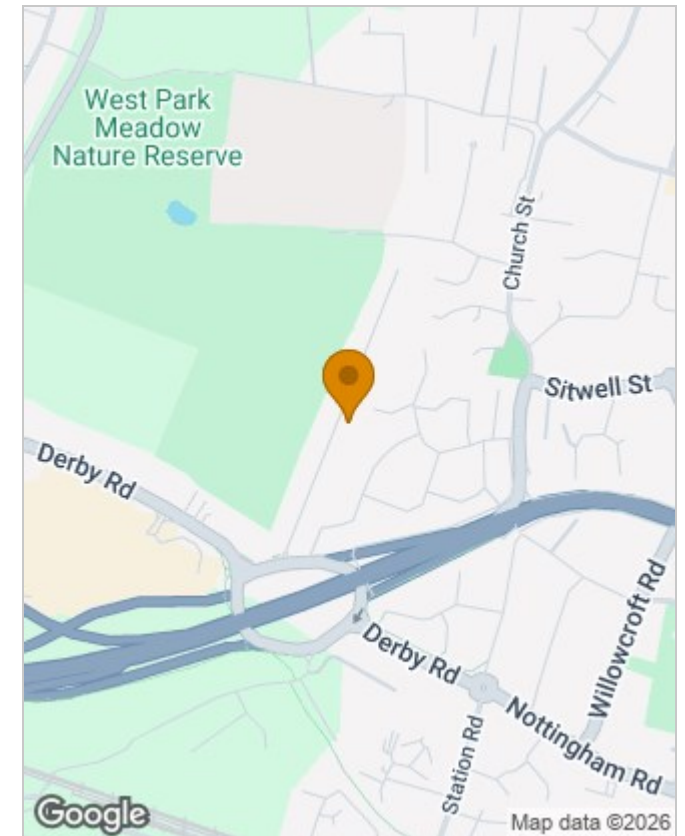
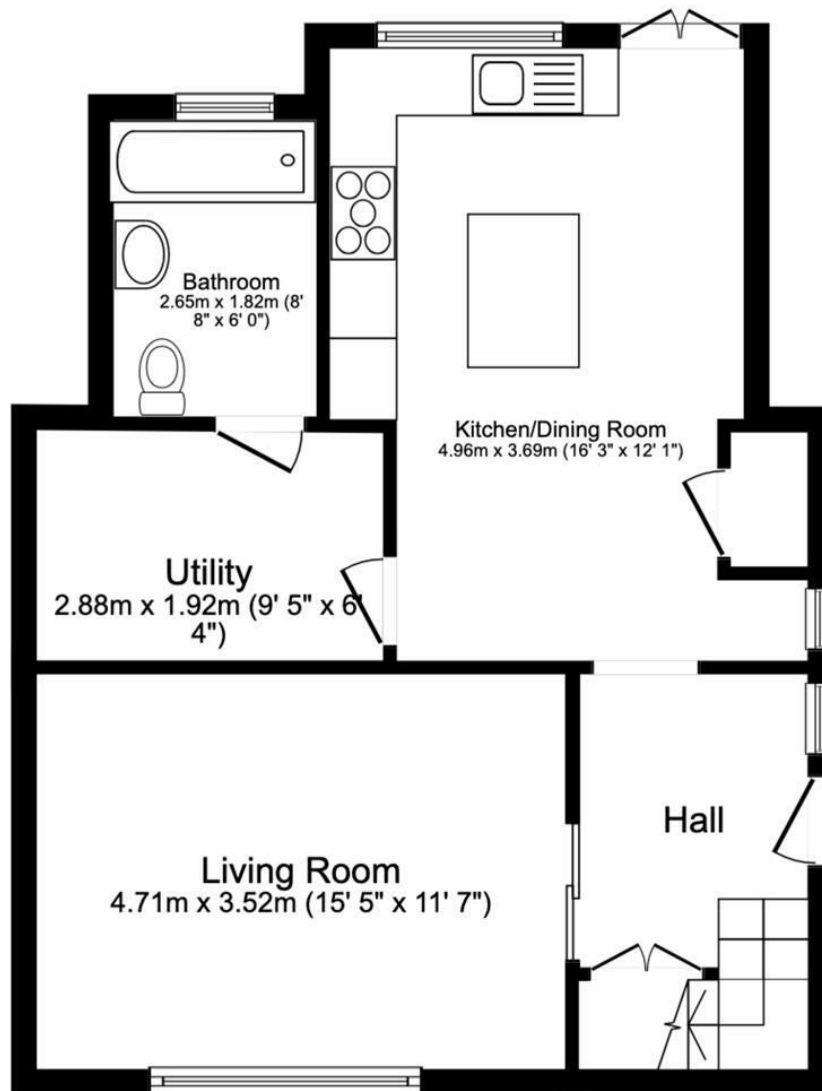
Description



Situation



null
Council Tax Band: A
Available:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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