



## **32 Sutton Avenue, Derby, DE73 6RJ**

**£1,100 Per Month**

Recently renovated two/three-bedroom detached bungalow available To Let in the desirable suburb of Chellaston.

This large property comprises of a large and modern kitchen/diner/living area with vaulted ceiling and Velux style windows, three good sized bedrooms, master with En-suite, family bathroom, driveway and garage.

The property benefits from spacious garden surrounding the majority due to the ideal location of a corner plot - with added privacy from the privet hedges. You are in close proximity to local transport links and walking distance to many local amenities.

Having undergone a full renovation and rewire, this property is not one to miss.

Call on 01332 811 333 to book a viewing!



## Property



Located in the ever popular suburb of Chellaston, this 3 bedroom detached bungalow is available To Let. Newly renovated, with an extremely modern open plan kitchen/diner/living area with 3 good sized bedrooms, master with en-suite and a family bathroom. The property has spacious gardens due to the ideal corner plot location, a driveway and garage.

### Kitchen / Dining Area 11'03 x 10'03 (3.43m x 3.12m)



Newly fitted kitchen extension with vaulted ceilings and Velux style windows - it truly is a great space for family, or hosting friends. Complete with Engineered Oak flooring, cream kitchen cabinets, solid beech work surface, belfast ceramic sink with mixer tap and alternating green and white metro tiles. Complete with mid-height fan over, induction hob, integrated extractor fan, space for washing machine, gas central heated radiator, UPVC windows overlooking both the rear and side elevation and a UPVC door leading to the back garden.

### Living Area 13'06 x 9'07 (4.11m x 2.92m)



Complete with Engineered Oak flooring and open plan to the kitchen/diner area with a TV point, gas central heated radiator and a UPVC window overlooking the side elevation.

### Master Bedroom 10'11 x 11'11 (3.33m x 3.63m)



With beige carpets, gas central heating radiator, UPVC windows to side elevation with fitted blinds and access to the en-suite bathroom.

### En-Suite 6'05 x 5'10 (1.96m x 1.78m)



With wood effect Vinyl flooring, corner shower with electric shower, vanity sink with mirrored cupboard and WC.

**Bedroom 2 9'00 x 5'11 (2.74m x 1.80m )**



With beige carpets, gas central heating radiator, UPVC windows to side elevation with fitted blinds.

**Bedroom 3 10'02 x 8'04 (3.10m x 2.54m)**



With beige carpets, gas central heating radiator, UPVC windows to side elevation with fitted blinds.

**Family Bathroom 10'08 x 6'05 (3.25m x 1.96m)**



Modern 4 piece suite comprising corner shower cubicle with mixer shower, WC, panelled bath and sink vanity with mirrored cupboard - housing a shaving point. The bathroom is partially tiled and paneled with wood effect Vinyl flooring and with a door leading to the lean to area.

**Lean To 3'00 x 28'09 (0.91m x 8.76m)**

Useful space with decked flooring spanning the majority length of the property with plug sockets. Ideal space for putting a tumble dryer, storing bikes or more.

**Garden & Garage**

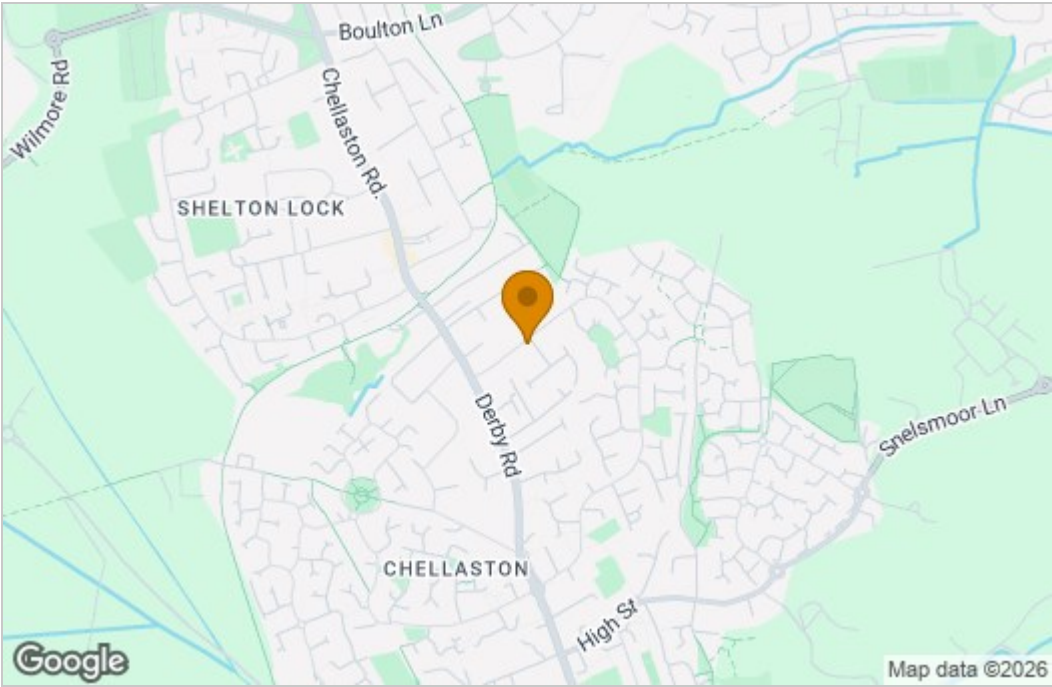


The gardens wrap around the kitchen area of the property - with a spacious driveway and garage to the side.

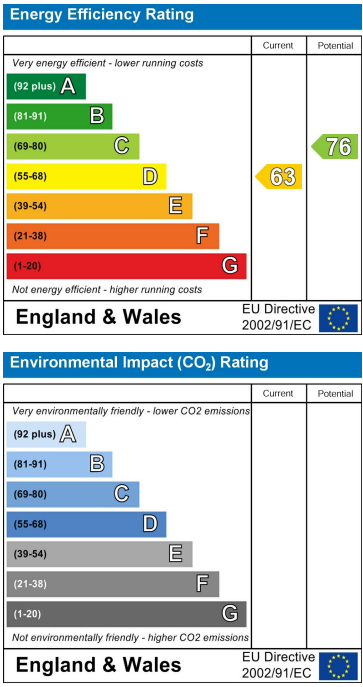


Floor Plan

Area Map



Energy Efficiency Graph



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