



**GRANGE AVENUE, DERBY**

**PRICE £275,000**

**5 BEDROOM | 1 BATHROOM | 2 RECEPTION**



## WELCOME TO GRANGE AVENUE

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NO CHAIN, AUCTION SALE - Occupying a generous plot in the popular area of Sunnyhill, this substantial bay-fronted detached property offers versatile accommodation arranged across three floors, making it an excellent opportunity for growing families, investors, or buyers seeking flexible living space. Having been extended, the property provides spacious and well-balanced accommodation, with five bedrooms, multiple reception rooms, and a superb L-shaped kitchen diner designed for modern family life.

The generous rear garden offers a private outdoor setting with a covered seating area, creating an ideal space for entertaining or relaxing throughout the year. A block-paved driveway provides ample off-road parking and leads to a useful storage shed, while the low-maintenance front garden enhances the property's kerb appeal. Offered for sale with no upward chain, this impressive home combines excellent proportions, practical living, and outstanding potential within a well-established residential location close to a wide range of local amenities.

## THE DETAIL

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### The Detail

Stepping into the property, the spacious entrance hallway creates an inviting first impression and provides access to the principal ground floor accommodation. There is a convenient downstairs WC together with useful understairs storage. Positioned to the front, the generous lounge is enhanced by an attractive bay window, allowing natural light to flood the room while providing a comfortable setting for everyday living. A separate dining room offers an excellent space for family meals, celebrations, or formal entertaining.

The heart of the home is the impressive extended L-shaped kitchen diner, offering an abundance of space for cooking, dining, and socialising. Designed with family living in mind, the layout provides excellent versatility, while direct access to the rear garden allows indoor and outdoor living to blend effortlessly.

The first floor offers three well-proportioned bedrooms, including two generous double bedrooms together with a further spacious front-facing bedroom. The family bathroom is fitted with a three-piece suite, while the additional separate shower room provides added convenience for larger households.

Occupying the second floor are two further bedrooms, creating ideal accommodation for older children, guests, or those working from home. The front bedroom benefits from useful eaves storage together with Velux windows, while the rear bedroom enjoys a pleasant outlook over the rear of the property.

Outside, the enclosed rear garden has been designed for ease of maintenance with an extensive paved patio and a covered seating area, providing an excellent setting for outdoor dining, entertaining, or simply enjoying the warmer months in privacy. To the front, the block-paved driveway offers ample off-road parking and extends to a useful storage shed, complemented by a low-maintenance paved front garden.

Situated within the popular area of Sunnyhill, the property enjoys excellent access to a wide range of everyday amenities, including local shops, supermarkets, schools, healthcare facilities, and regular public transport services. Rolls-Royce is located nearby, making this an excellent choice for professionals, while Derby city centre is easily accessible, offering an extensive selection of shopping, restaurants, cafés, and leisure facilities.

CB+CO





### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 1.2% inc. VAT of the purchase price (subject to a minimum of £1,500 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Details

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page: <https://www.eddisons.com/>

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





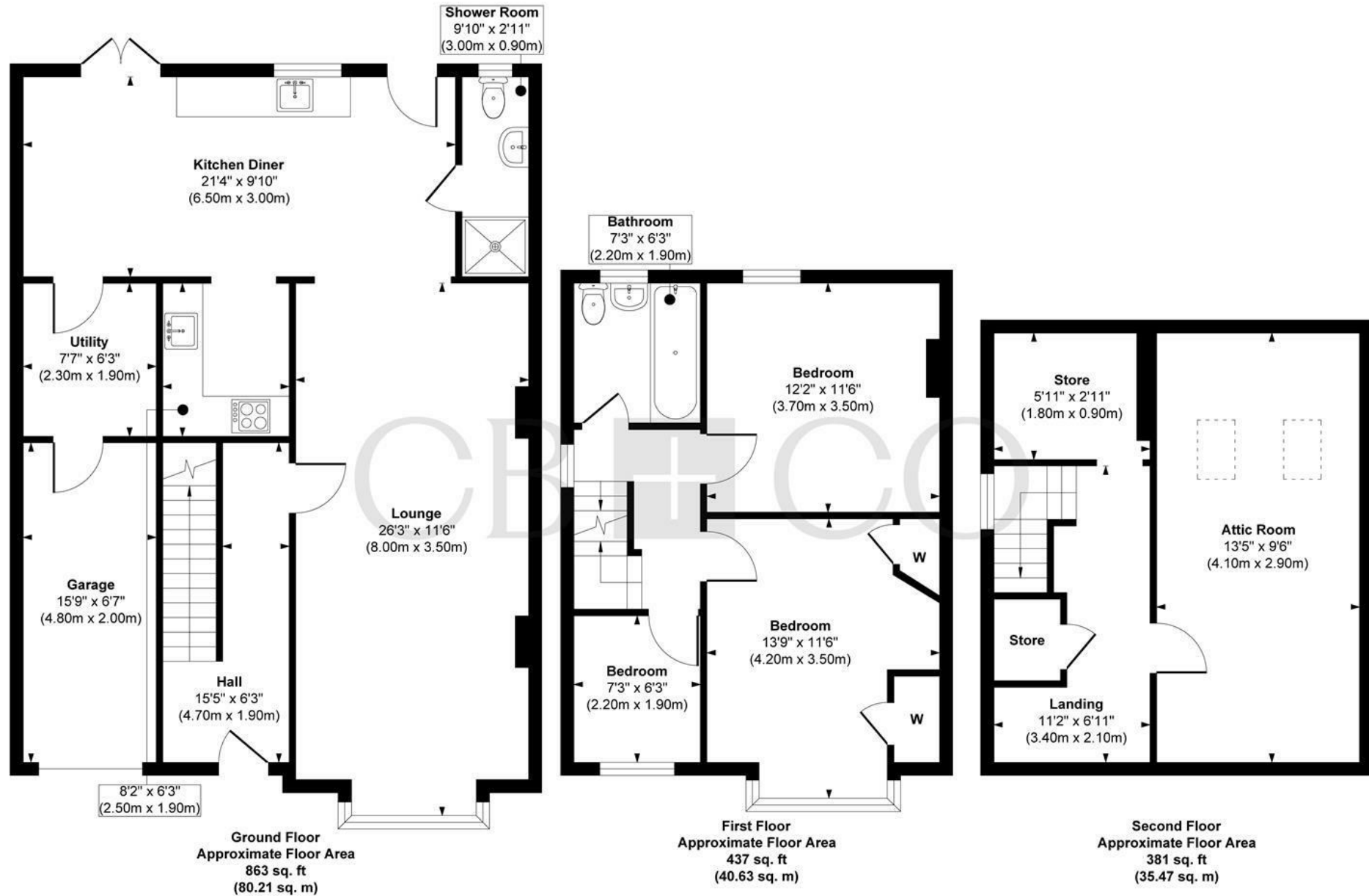








# Grange Road



**Approx. Gross Internal Floor Area 1681 sq. ft / 156.31 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

1797.59 sq ft

EPC RATING

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COUNCIL TAX BAND

D

- Auction Sale With No Chain
- Spacious Bay-Fronted Detached Property
- Accommodation Arranged Over Three Floors
- Five Well-Proportioned Bedrooms
- Extended L-Shaped Kitchen Diner
- Ground Floor WC And Understairs Storage
- Private Low-Maintenance Rear Garden
- Block-Paved Driveway Leading To Storage Shed
- Popular Sunnyhill Location Close To Rolls-Royce
- Ideal For A Growing Family

## DARLEY ABBEY MILLS

### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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