



5 Bed House - Detached

2A Keats Avenue, Littleover, Derby DE23 4ED

Offers Around £825,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Private Road – Close To Littleover Village
- Wren Park and Littleover Community School Catchment Areas
- Large Extended Detached Family Home
- Fabulous Open Plan Kitchen With Lounge/Dining Area
- Five Bedrooms
- Four Bathrooms
- Impressive Garden With Extensive Terrace & Lawn
- Quality Driveway
- Double Garage

PRIVATE ROAD – LITTLEOVER SCHOOL CATCHMENT AREA – Large extended four/five bedroom detached home, occupying a highly sought-after location on Keats Avenue in Littleover.

The Location

Properties on Keats Avenue rarely come to the market due to being a desirable, private road, providing very easy access to a full range of amenities in both Littleover and Mickleover including a highly regarded primary school and Littleover Community School catchment area, within walking distance of the Royal Derby Hospital and a regular bus service into Derby City Centre.

Accommodation

Ground Floor

Large Entrance Hall

A quality composite entrance door provides access to the large entrance hall with stylish porcelain tiles incorporating underfloor heating, decorative coving, central heating radiator, staircase to first floor and double glazed window to front.



Lounge

21'11" x 11'7" (6.70 x 3.54)

With feature fireplace incorporating decorative surround and gas fire, central heating radiator, quality oak floor covering, decorative coving, feature double glazed box bay window to front and door leading to the dining room.

Dining Room

11'5" x 9'8" (3.50 x 2.95)

With central heating radiator, oak floor covering, recessed spotlighting, decorative coving and double glazed French doors opening onto rear terrace.



Fabulous Open Plan Kitchen With Lounge/Dining Area

22'10" x 20'7" (6.96 x 6.29)

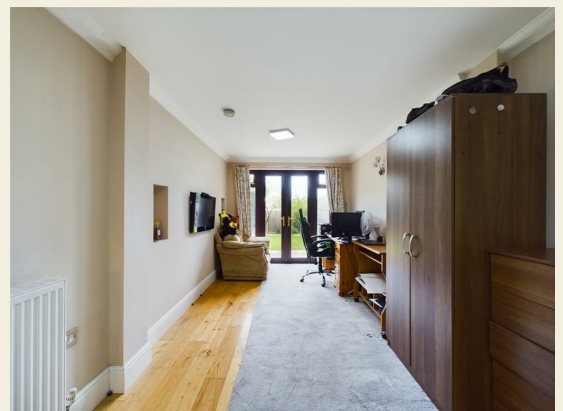
With recessed ceiling spotlighting, porcelain tiled floor covering, quality fitted kitchen with preparation surfaces with matching upstands, gloss finish base cupboards and drawers with complementary wall mounted cupboards, inset Belfast style sink unit with mixer tap, feature matching island with recessed power points, integrated appliances including six plate gas hob with extractor hood over, integrated oven, dishwasher, microwave and large appliance space suitable for American style fridge/freezer, porcelain tiled flooring with underfloor heating and double glazed French doors again giving access to the terrace and garden beyond.



Family Room/Potential Fifth Bedroom

20'10" x 8'11" (6.37 x 2.72)

With central heating radiator, oak floor covering, decorative coving and double glazed French doors to rear garden.



Ground Floor Shower Room

6'9" x 5'1" (2.06 x 1.56)

Again, with porcelain tiled floor with underfloor heating, low flush WC, vanity unit with wash handbasin, shower cubicle and double glazed window to side.



First Floor

Semi-Galleried Landing

With access to loft space, decorative coving, double glazed window to front and doors to all bedrooms and bathroom.

Master Bedroom

16'3" x 11'7" (4.96 x 3.54)

With central heating radiator, fitted wardrobe, oak floor covering, double glazed windows to both front and side and door to en-suite shower room.



En-Suite Shower Room

9'1" x 8'5" (2.77 x 2.57)

With a low flush WC, pedestal wash handbasin, large walk-in double shower cubicle and double glazed window.



Bedroom Two

12'6" x 12'2" (3.83 x 3.71)

With central heating radiator, double glazed window to rear and door to en-suite shower room.



En-Suite Shower Room Two

8'1" x 2'11" (2.48 x 0.89)

With low flush WC, pedestal wash handbasin, shower cubicle and heated towel rail.



Bedroom Three

19'11" x 8'3" (6.08 x 2.54)

With central heating radiator, built-in wardrobe and double glazed windows to front and rear.



Bedroom Four

12'3" x 7'11" (3.74 x 2.42)

With central heating radiator and double glazed window to rear.



Bathroom

12'0" x 8'11" (3.66 x 2.72)

Well appointed with a suite comprising low flush WC, pedestal wash handbasin, shower cubicle, separate large sunken jacuzzi bath, heated towel rail and double glazed window to rear.



Outside

Frontage & Driveway

The property is set back behind a recently laid quality driveway providing off road parking/standing for several vehicles and access to an integral double garage.

Rear Garden

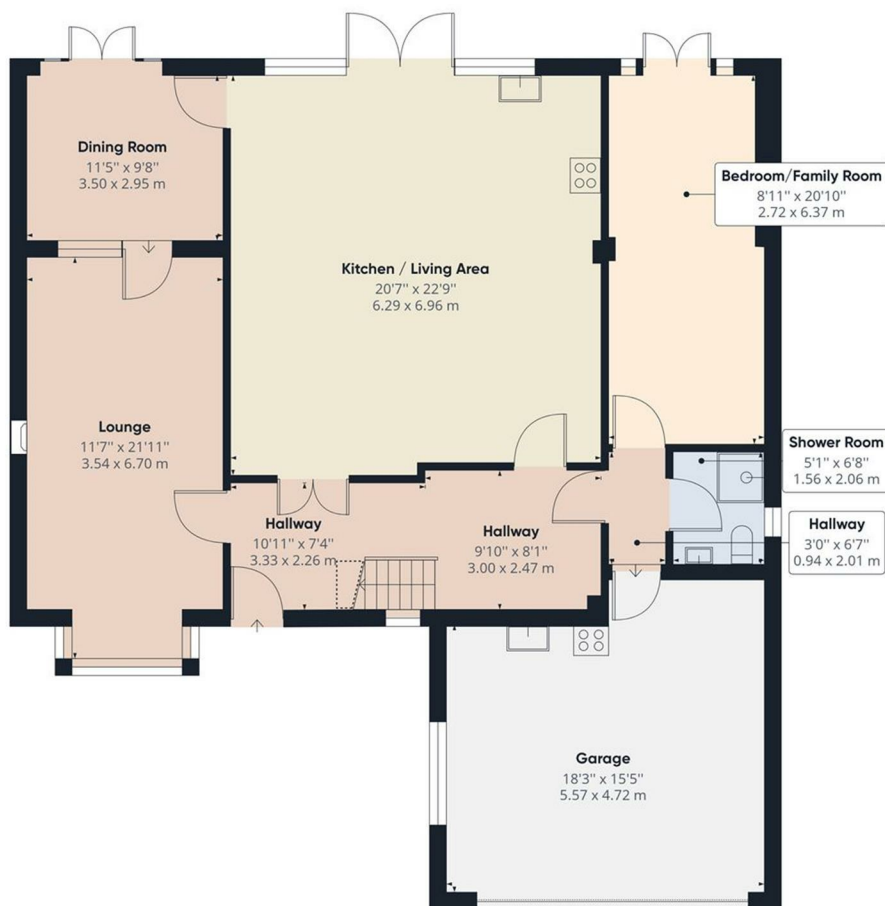
To the rear of the property is a terrace/patio immediately off the kitchen and dining room which gives way to a shaped lawn and separate gated access onto Chain Lane.



Integral Double Garage

With power and lighting, gas fired boiler, roller shutter door as well as fitted cupboards, sink unit and appliance spaces.

Council Tax Band Derby - F



Floor 0

Approximate total area⁽¹⁾

1563.41 ft²
145.25 m²

Reduced headroom

12.77 ft²
1.19 m²

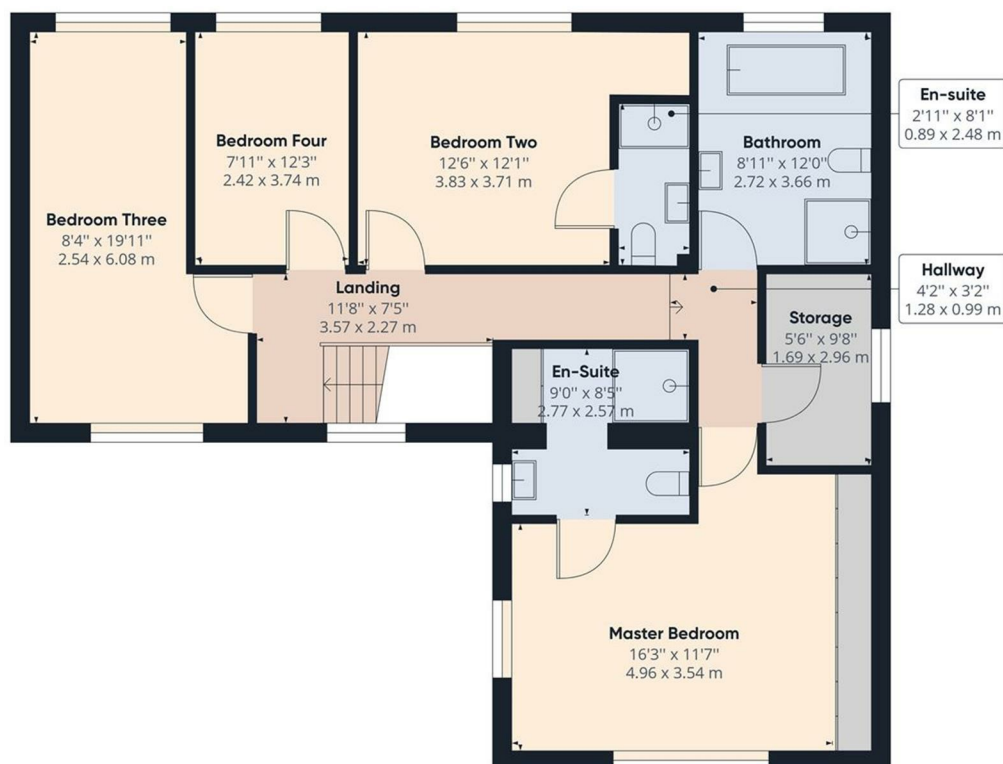
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
1087.54 ft²
101.04 m²


(1) Excluding balconies and terraces

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Floor 1

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		
	65	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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