

Fletcher & Company

145 Warwick Avenue, Littleover, Derby, DE23 6HJ

Offers Around £400,000

Freehold



- Extended Semi-Detached Home
- Littleover School Catchment Area
- Two Reception Rooms
- Large Kitchen & Utility Room
- Four Double Bedrooms
- Two Bathrooms
- Private Mature Garden
- Off-Road Parking & Carport
- Close To Littleover Village & Derby City Centre





Summary

LITTLEOVER SCHOOL CATCHMENT AREA - An attractive four double bedroom semi-detached family home.

F&C

The Location

Accommodation

Ground Floor

Entrance Hall

17' x 8' (5.18m x 2.44m)

With central heating radiator with decorative cover over, uPVC double glazed window to the front elevation, wooden flooring and staircase leading to first floor landing with under-stairs storage cupboard.



Lounge

16'7" x 13'10" (5.05m" x 4.22m")

With feature fireplace with surround, central heating radiator, dado rail, coving to ceiling and uPVC bay window to the front elevation.



Dining Room

14' x 11'5" (4.27m x 3.48m")

With feature fireplace, central heating radiator with decorative cover over, coving to ceiling, uPVC double glazed windows and French doors opening onto decking area.



Kitchen

17'2" x 10'5" (5.23m" x 3.18m")

Fitted with high gloss wall, base and drawer units with granite worksurfaces over, Belfast style sink, Rangemaster oven with extractor unit over, integrated appliances, spotlights to ceiling, plinth heater, tiled flooring, two uPVC double glazed windows to the rear elevation, uPVC window the front elevation and skylight window.



Utility

12'3" x 6'5" (3.73m" x 1.96m")

With wall and base units, Belfast style with matching granite worksurfaces over, tiled flooring, central heating radiator, inset spotlights, uPVC double glazed windows to the side and rear elevations and uPVC double glazed door giving side access to patio area.

First Floor

Landing

With uPVC double glazed window to the side elevation, picture rail and doors giving access to two bedrooms, bathroom, WC and study.

Bedroom One

16'3" x 13'11" (4.95m" x 4.24m")

With two central heating radiators, coving to ceiling and uPVC bay window to the front elevation.



Bedroom Two

14' x 10'7" (4.27m x 3.23m")

With built-in wardrobes, central heating radiator and uPVC window to the rear elevation.



Study

10'10" x 10' (3.30m x 3.05m)

Previously used as a bedroom with central heating radiator, built-in office/desk, uPVC double glazed window to the rear elevation and staircase leading to second floor.



Family Bathroom

7'10" x 5'6" (2.39m x 1.68m")

With panelled bath with shower over, pedestal wash handbasin, central heating radiator, tiled flooring, inset spotlights, extractor fan and uPVC double glazed window to the front elevation.



Separate WC

4'10" x 2'5" (1.47m x 0.74m")

With low level WC, tiled flooring and uPVC double glazed window to the side elevation.

Second Floor

Landing

With storage into eaves, access to roof space, Velux window and access to two further bedrooms and bathroom.

Bedroom Three

14'6" x 8'9" (4.42m" x 2.67m")

With radiator, storage into eaves and Velux window.



Bedroom Four

14'6" x 8'4" (4.42m" x 2.54m")

With radiator, storage into eaves and Velux window.



Bathroom

8'8" x 7'7" (2.64m" x 2.31m")

With corner shower, low level WC, panelled bath with mixer tap, tiled flooring, tiling to walls, pedestal wash handbasin, shaver point, extractor fan, inset spotlights and Velux window.



Outside

Frontage & Driveway

To the front of the property is a presscrete driveway providing ample off-road parking with hedgerow and gates leading to the rear garden and further parking area.

Private Enclosed Rear Garden

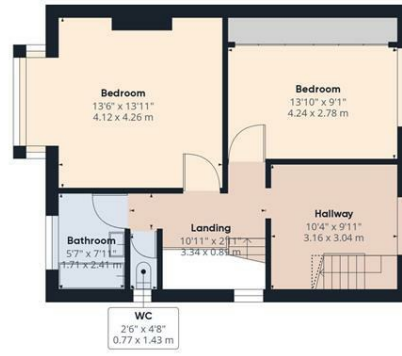
To the rear of the property is an enclosed, private garden with decking area, presscrete patios, pathway, decorative stone, planted shrubs and bushes completed by a bar, sauna, hot tub, shed and pizza oven. (To be included in the sale).



Council Tax Band C - Derby



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1709.2 ft²
158.79 m²

Reduced headroom

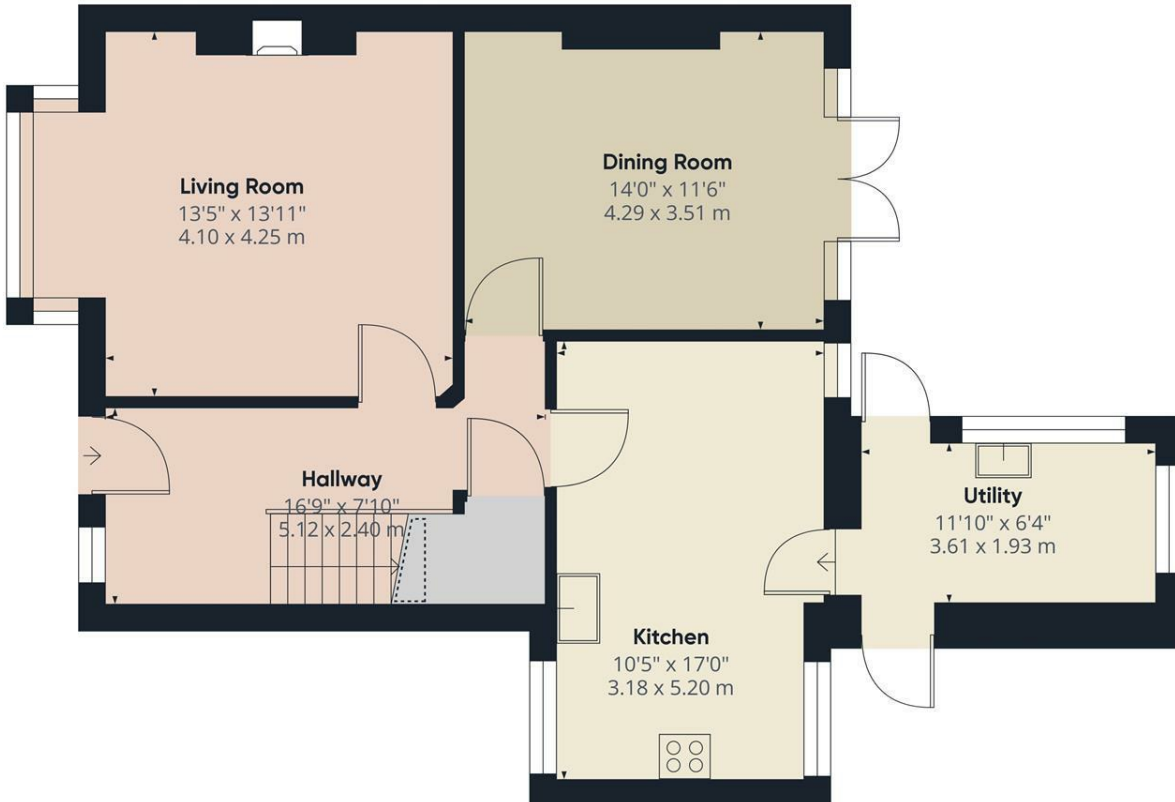
86.09 ft²
8 m²

(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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Floor 0

Approximate total area⁽¹⁾

773.48 ft²
71.86 m²

Reduced headroom

10.45 ft²
0.97 m²

(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

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145 Warwick Avenue
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	