



3 Bed House - Detached

191a Warwick Avenue
Derby
DE23 6HN

Price Guide £395,000

**Fletcher
& Company**

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- Detached Family Home • Three/Four Bedrooms • Recently Refurbished • Generous Sized Rooms Throughout • Driveway • Littleover School Catchment Area • Gas Central Heating & Double Glazing • Two Shower Rooms & Ground Floor WC • Private Enclosed Rear Garden • Must be Viewed!

LITTLEOVER SCHOOL CATCHMENT AREA - A deceptively spacious three bedroom detached house, refurbished throughout, situated in a popular residential location with easy access to the Royal Derby Hospital and conveniently placed for Derby City.

The property benefits from gas central heating and double glazing throughout and in brief, the living accommodation comprises of: porch, spacious entrance hall, lounge, ground floor bedroom, shower room, separate WC/cloakroom, utility, dining room/study, open space leading into a modern fitted kitchen and sunroom opening onto patio and rear garden. The first floor landing leads to two generous sized double bedrooms, a further single bedroom and a family shower room.

To the front of the property is a driveway providing ample off road parking with side access to the rear garden.

To the rear of the property is a split-level, well landscaped garden laid to lawn with planted shrubs and bushes, a generous sized Presscrete patio, pathway leading to a block-built office/storage and garden shed, enclosed by a fence panelled boundary.





THE LOCATION

The property is situated close to Derby City Centre and a range of local amenities, Littleover School catchment, Derby Grammar School and Derby High School and within easy access to the Royal Derby Hospital, Kingsway Retail Park and A38 road network, conveniently placed for access to nearby towns and cities.

ACCOMMODATION

GROUND FLOOR

Porch

With uPVC double glazed front entrance door with matching side windows, laminate flooring and step to door giving access to the spacious entrance hall

Spacious Entrance Hall

With staircase leading to first floor, tiled flooring, doors giving access to lounge, bedroom, study, family shower room, separate WC, utility room and open space leading into kitchen.

Lounge

17'5" x 8'7" (5.32 x 2.62)

With wood flooring, chrome radiator, uPVC double glazed window to the front elevation and oak veneer door with glass inset.

Ground Floor Bedroom

14'8" x 8'3" (4.49 x 2.54)

With central heating radiator and uPVC double glazed window to the front elevation.

Cloakroom WC

6'3" x 3'1" (1.92 x 0.96)

With low level WC, wall mounted wash handbasin with tiled splash-back, central heating radiator and uPVC frosted double glazed window to the side elevation.

Shower Room

6'4" x 5'10" (1.94 x 1.80)

With double shower enclosure with rainwater shower over and shower screen door, wall mounted wash handbasin with mixer tap, low level WC, tiled walls, tiled flooring, chrome heated towel rail/radiator, extractor fan and uPVC frosted double glazed window to the side elevation.

Utility

6'4" x 4'5" (1.94 x 1.37)

With plumbing for automatic washing machine, space for tumble dryer, over counter worktop, built-in tall storage cupboard, access to fuse box and uPVC double glazed window.

Dining Room/Study

16'5" x 8'7" (5.02 x 2.62)

With central heating radiator, access to under-stairs storage cupboard and uPVC double glazed window to the rear elevation.

Kitchen

13'1" x 12'7" (3.99 x 3.85)

A modern fitted kitchen with high gloss wall and base units with worksurface over, composite sink drainer unit with mixer tap, inset five ring gas hob with extractor unit over, splash-backs, built-in electric oven, space for freestanding fridge/freezer, central heating radiator, continuation of the tiled flooring, uPVC double glazed window to the rear elevation overlooking conservatory, uPVC double glazed window to the side elevation and door giving access to conservatory.

Sunroom

10'3" x 10'9" (3.13 x 3.28)

With tiled flooring, central heating radiator, uPVC double glazed window to the rear elevation, skylight window and sliding patio door opening onto rear garden.

FIRST FLOOR

Landing

With Velux window and storage into eaves.

Bedroom One

18'2" x 15'10" (5.55 x 4.83)

With feature wood effect laminate flooring, central heating radiator, storage into eaves and uPVC double glazed window overlooking rear garden.

Bedroom Two

16'4" x 15'7" (5.00 x 4.77)

With feature wood effect laminate flooring, central heating radiator, storage into eaves and uPVC double glazed window to the front elevation.

Bedroom Three

7'10" x 6'7" (2.39 x 2.01)

With Velux uPVC window, central heating radiator and wood effect laminate flooring.

Family Shower Room

6'7" x 6'0" (2.02 x 1.85)

With single shower enclosure with splash-backs, low level WC, vanity wash handbasin with mixer tap and tiled splash-back, extractor fan and Velux window.

OUTSIDE

Frontage & Driveway

To the front of the property is a driveway providing ample off road parking with side access to the rear garden.

Enclosed Rear Garden

To the rear of the property is a split-level, well landscaped garden laid to lawn with planted shrubs and bushes, a generous sized Presscrete patio, pathway leading to a block-built office/storage and garden shed, enclosed by a fence panelled boundary.

Block-Built Office/Storage

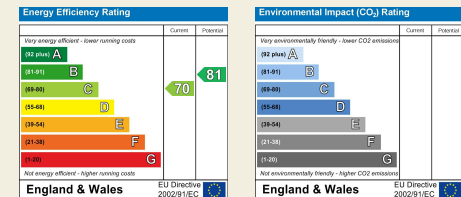
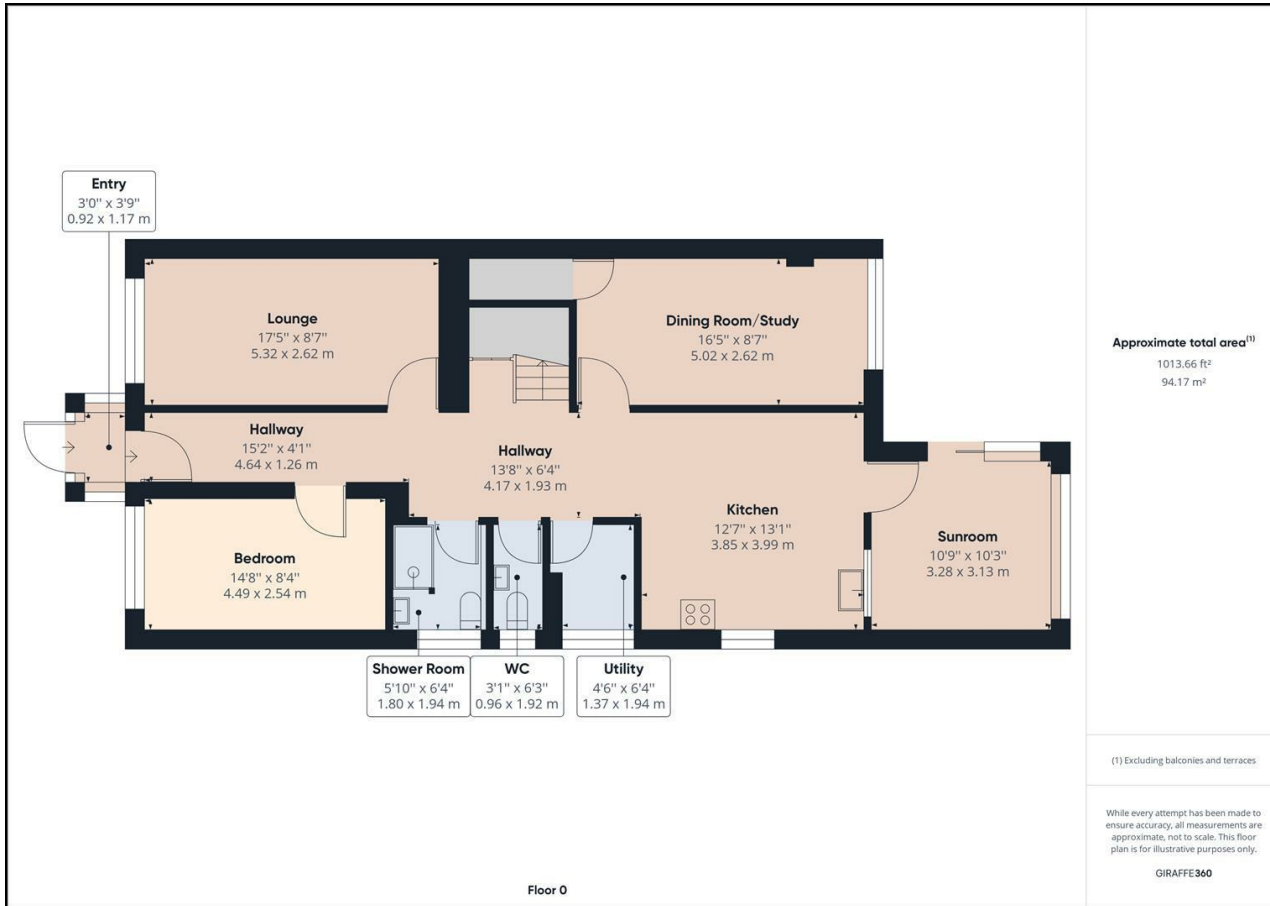
With uPVC double glazed door and window.

Council Tax Band C - Derby

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