

Fletcher & Company

29 Willson Avenue, Littleover, Derby, DE23 1DB

Price £465,000

Freehold



- Extended Detached Bungalow
- Lounge with Bi-Folding Doors
- Living Kitchen/Dining Room
- Five Bedrooms
- Three Bathrooms
- Private Landscaped Gardens
- Large Driveway (Four/Five Vehicles)
- Two Sheds, Greenhouse & Large Store
- Well Establish Residential Location
- Close To Local Amenities





Summary

STUNNING EXTENDED BUNGALOW - A most spacious and beautiful five bedroom, three bathroom detached bungalow with private landscaped garden occupying this sought after location on Willson Avenue, with easy access to Littleover Village amenities, Sunnysdale Park and Nature Reserve.

F&C

The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops and a supermarket. The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby. There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre on Blagreaves Lane, Littleover Lane and Stenson Road.

The property is located within easy access of local schooling and falls within the catchment area for Derby Moor Spencer Academy. Private education is also available nearby at Derby High School and Derby Grammar School.

Local recreational facilities nearby include Sunnydale Park and Nature Reserve, Mickleover Golf Course and Littleover Tennis Club.

Accommodation

Entrance Hall

41'4" x 5'5" (12.6 x 1.66)

With entrance door, spotlights to ceiling, solid oak wood flooring, access to roof space, two radiators, two built-in storage cupboards and double glazed lantern style window.

Lounge

17'11" x 14'3" (5.48 x 4.35)

With solid oak wood flooring, spotlights to ceiling, radiator, double glazed window to side with fitted blind, open square archway leading into living kitchen/dining room, internal half glazed door with chrome fittings and double glazed bi-folding doors opening onto Indian stone paved patio and private, sunny rear garden.



Living Kitchen/Dining Room

18'0" x 12'11" (5.49 x 3.96)



Dining Area

With attractive tiled flooring, spotlights to ceiling, radiator, open square archway leading into lounge, open space leading into kitchen area and double glazed bi-folding doors opening onto Indian stone paved patio and private, sunny rear garden.

Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in Bosch five ring gas hob with Bosch stainless steel extractor hood over, built-in Bosch microwave, built-in Bosch double electric fan assisted oven, integrated Bosch dishwasher, integrated large fridge, integrated large freezer, spotlights to ceiling, featured double glazed lantern style window, double glazed window to side with fitted blind, concealed worktop lights, built-in wine cooler, pull-out larder cupboard and internal half glazed door with chrome fittings.

Utility Room

7'3" x 6'4" (2.22 x 1.94)

With inset stainless steel sink unit with chrome mixer tap, fitted wall and base cupboards with matching worktops, two plumbing points for automatic washing machines, space and vent for tumble dryer, matching tiled flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window, concealed Worcester boiler (fitted February 2022) and internal panelled door with chrome fittings.



Bedroom One

14'5" x 11'0" (4.41 x 3.37)

With matching solid oak wood flooring, radiator, spotlights to ceiling, double glazed window with fitted blind and internal panelled door with chrome fittings.



Walk-In Wardrobe

6'7" x 4'10" (2.01 x 1.48)

With fitted clothes rail, fitted drawers, shelving, spotlights to ceiling, matching solid oak wood flooring, heated chrome towel rail/radiator and internal panelled door with chrome fittings.

En-Suite

7'1" x 5'1" (2.17 x 1.57)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, dual-fuel heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, wall mounted mirrored medicine cabinet, two shaving points, double glazed obscure window and internal panelled door with chrome fittings.



Bedroom Two

10'5" x 9'6" (3.20 x 2.92)

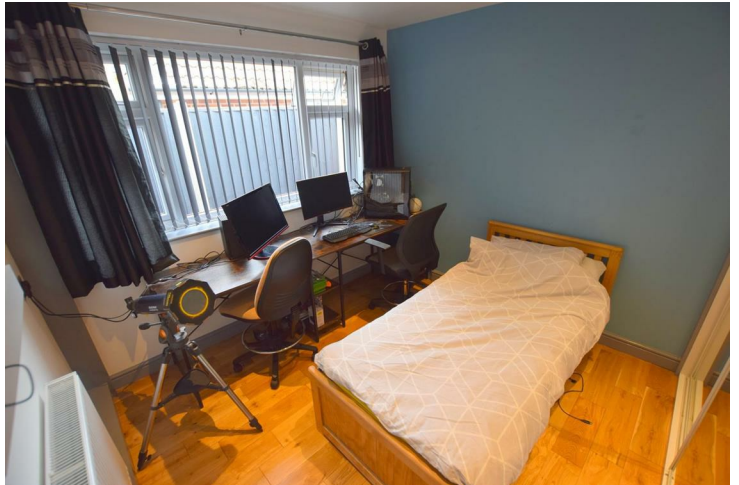
With fitted double wardrobe with sliding doors, matching solid oak wood flooring, fitted desk with fitted base cupboard, radiator, spotlights to ceiling, double glazed window with fitted blind and internal panelled door with chrome fittings.



Bedroom Three

10'6" x 9'5" (3.21 x 2.88)

With fitted double wardrobe with sliding mirrored doors, matching solid oak wood flooring, radiator, spotlights to ceiling, double glazed window with fitted blind and internal panelled door with chrome fittings.



Bedroom Four

10'2" x 7'4" (3.10 x 2.25)

With fitted double wardrobe with sliding mirrored doors, matching solid oak wood flooring, fitted desk, fitted shelving, radiator, spotlights to ceiling, double glazed window with fitted blind and internal panelled door with chrome fittings.



Bedroom Five

8'0" x 7'7" (2.44 x 2.32)

With fitted double wardrobe with sliding mirrored doors, matching solid oak wood flooring, fitted corner desk, fitted shelving, spotlights to ceiling, radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.



Family Four-Piece Bathroom

9'6" x 5'0" (2.92 x 1.53)

With corner bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower enclosure with chrome shower, fully tiled walls with matching tiled flooring, spotlights to ceiling, dual-fuel heated chrome towel rail/radiator, wall mounted mirrored medicine cabinet, two shaving points, extractor fan, two double glazed obscure windows and internal panelled door with chrome fittings.



Family Shower Room

7'3" x 3'4" (2.22 x 1.04)

With double shower enclosure with electric shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, dual-fuel heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, two shaving points, wall mounted mirrored medicine cabinet, double glazed obscure window and internal panelled door with chrome fittings.



Private Landscaped Garden

Being of a major asset and sale to this particular property is its landscaped, generous size enclosed rear garden enjoying a warm south-facing aspect. Immediately from the bi-folding doors is a large Indian stone paved patio area providing a pleasant sitting out and entertaining space which leads to a lawned garden with shrubs and flowerbeds, large trampoline alcove including the trampoline in the sale, eight attractive box beds and at the top of the garden is a further patio area providing a pleasant sitting out and entertaining space with views back towards the bungalow.



Store One

7'3" x 6'6" (2.21 x 1.99)

With power and lighting.

Store Two

7'4" x 6'9" (2.24 x 2.07)

With power and lighting.

Greenhouse

7'10" x 7'10" (2.41 x 2.39)

A single glazed greenhouse with concrete base.

Large Store

15'8" x 13'8" (4.79 x 4.18)

(Ideal space for a summer house/home office or games room).

Driveway

The property benefits from a driveway providing car standing spaces for four/five vehicles.

Council Tax Band C - Derby

Ground Floor





Duffield Office

Duffield House
Town Street
Duffield
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DE56 4GD

01332 843390
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Derby Office

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Derby
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29 Willson Avenue
Littleover
Derby
DE23 1DB

Council Tax Band:
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	