

# Fletcher & Company

1 Scarsdale Avenue, Littleover, Derby, DE23 6ER

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Price £260,000

Freehold

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- Attractive Traditional Semi-Detached Residence
- No Upward Chain
- Beautiful Gardens to Front & Rear
- Extensive Driveway Providing Ample off Road Parking
- Entrance Hall, Fitted Guest Cloakroom
- Spacious Lounge with Fabulous Feature Fireplace
- Conservatory
- Kitchen & Side Lobby/Utility off
- Two First Floor Bedrooms & Bathroom
- Tucked Away, Private Location







## Summary

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Attractive traditional two bedroom semi-detached residence occupying a quiet location on this private road in Littleover.

This is an opportunity to acquire a realistically priced, traditional two bedroom semi-detached residence, sold with the benefit of no upward chain, occupying a fabulous location tucked away at the end of a private road in Littleover.

The property benefits from beautiful well stocked gardens to the front and rear and a driveway providing ample car standing. The accommodation comprises entrance hall, fitted guest cloakroom, spacious lounge, conservatory, fitted kitchen, side lobby/utility, two first floor bedrooms and a bathroom.

# F&C

## **The Location**

The property's location offers very easy access into Littleover centre with a varied range of amenities including shops, restaurants and a regular bus service into Derby city centre along with excellent schooling within the locality including Littleover Community School.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

9'3" x 3'2" (2.82 x 0.97)

Panelled and leaded double glazed entrance door provides access into the hallway with central heating radiator, staircase leading to the first floor with useful under-stairs storage cupboard, picture rail and double glazed and leaded window to the front.

#### **Fitted Guest Cloakroom**

4'6" x 2'6" (1.38 x 0.78)

With low flush WC, wash handbasin with tiled surround and double glazed and leaded window to the front.

#### **Lounge**

17'10" x 13'3" (5.46 x 4.05)

With a fabulous feature fireplace incorporating decorative brickwork and wooden surround with raised hearth and open fire grate, central heating radiator, feature exposed beams to ceiling, picture rail, two leaded glazed windows to the side and double glazed French doors with matching double glazed and leaded side lights opening into the conservatory.



#### **Conservatory**

11'10" x 8'11" (3.62 x 2.72)

With central heating radiator and uPVC double glazed windows with matching French doors opening onto and offering fabulous views over the beautiful, well stocked garden.





## Kitchen

9'3" x 8'4" (2.84 x 2.56)

With wood worktops having tiled surrounds, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, wall mounted gas-fired boiler, appliance space suitable for a fridge/freezer, central heating radiator, two double glazed and leaded windows to the front and panelled and glazed door to the side lobby/utility.



## Side Lobby/Utility

14'1" x 6'4" (4.30 x 1.95)

With space for a dining table, plumbing for a washing machine, recessed ceiling spotlighting, Velux windows, door to the front with double glazed and leaded side lights and panelled and double glazed door to the rear, again with matching side lights.



## First Floor

### Landing

Split-level landing with airing cupboard, access to loft space and doors to two bedrooms and bathroom.

### Bedroom One

11'10" x 11'2" (3.61 x 3.42)

With central heating radiator, storage into eaves and double glazed and leaded windows to the side and rear.



### Bedroom Two

12'1" x 9'3" (3.69 x 2.84)

With central heating radiator, built-in storage, wardrobe and double glazed and leaded window to the front.



## **Bathroom**

7'7" x 5'7" (2.32 x 1.72)

With a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, bath with Triton shower over, central heating radiator and double glazed and leaded window to the rear.





## Outside

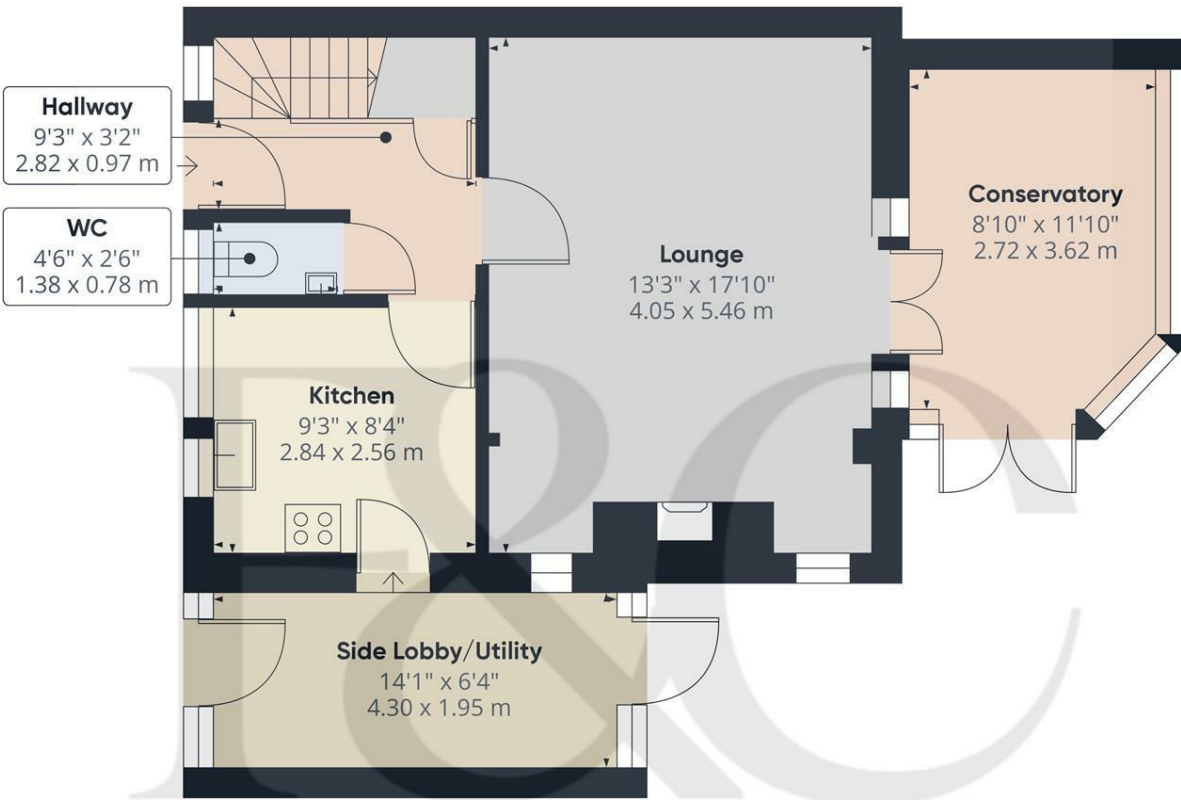
The property occupies a fabulous plot tucked away on Scarsdale Avenue which is a private road and accessed via a driveway culminating in good car standing space. Both the front and rear gardens are beautifully well stocked with a varied selection of flowering plants, shrubs and mature trees. To the rear of the property is a very private paved patio area, off the conservatory, which gives way to a shaped lawn with a pathway intersecting a further lawn to the foot of the garden and timber shed. This area at the bottom of the garden is an ideal spot for a home studio/office and is again well stocked with mature trees and rockery-edged herbaceous borders containing a varied selection of plants and shrubs.

The rear garden offers a high degree of privacy and must be seen to be appreciated.









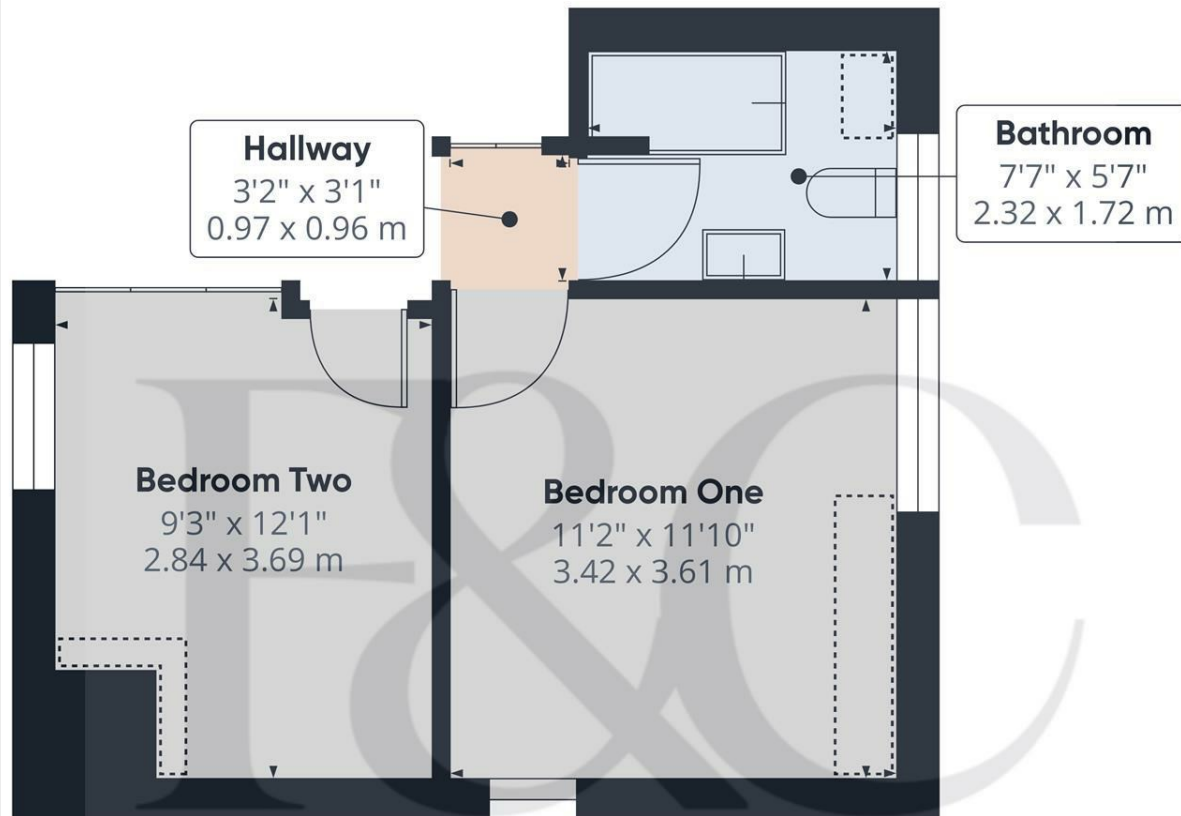
**Approximate total area**  
611.06 ft<sup>2</sup>  
56.77 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

Floor 0



**Approximate total area**  
294.45 ft<sup>2</sup>  
27.36 m<sup>2</sup>

**Reduced headroom**  
18.04 ft<sup>2</sup>  
1.68 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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GIRAFFE 360

Floor 1



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390

[duffield@fletcherandcompany.co.uk](mailto:duffield@fletcherandcompany.co.uk)

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558

[derby@fletcherandcompany.co.uk](mailto:derby@fletcherandcompany.co.uk)

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500

[willington@fletcherandcompany.co.uk](mailto:willington@fletcherandcompany.co.uk)

1 Scarsdale Avenue  
Littleover  
Derby  
DE23 6ER

Council Tax Band: C

Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	