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3 Bed House - Detached

15 Heath Avenue  
Littleover  
Derby  
DE23 6DJ

Asking Price £625,000

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Fletcher  
& Company



# 15 Heath Avenue Derby DE23 6DJ



- A Rare Opportunity • Popular Residential Location • Close to an Excellent Range of Amenities • Existing Detached Home • Benefits from Driveway & Garage • Two New, Three Bedroom, Semi-Detached Homes with Driveways & Garden • Viewing Recommended • Planning Reference - 24/01435/OUT • Application Reference - PP-13436974

A rare development opportunity to acquire an attractive, three bedroom, detached residence requiring modernisation sold with the benefit of a building plot, with planning permission granted, in the adjacent garden for two new semi-detached homes.

This is a rare and interesting development opportunity by way of an existing three bedroom, traditional, detached residence on a quiet cul-de-sac location on Heath Avenue. The existing property requires modernisation and planning on the proposed two new semi-detached homes adjacent will be subject to alterations to the existing property so that the land/new homes are not overlooked by the principle windows of the existing dwelling at 15 Heath Avenue. Further details can be found on the planning portal. The application reference is 24/01435/OUT. The planning portal reference is PP-13436974.

The two new, proposed semi-detached properties would comprise entrance hall, fitted guest cloakroom, dining kitchen to front, rear lounge with bifold doors overlooking the garden, adjacent tandem driveway with three bedrooms and a bathroom to the first floor.

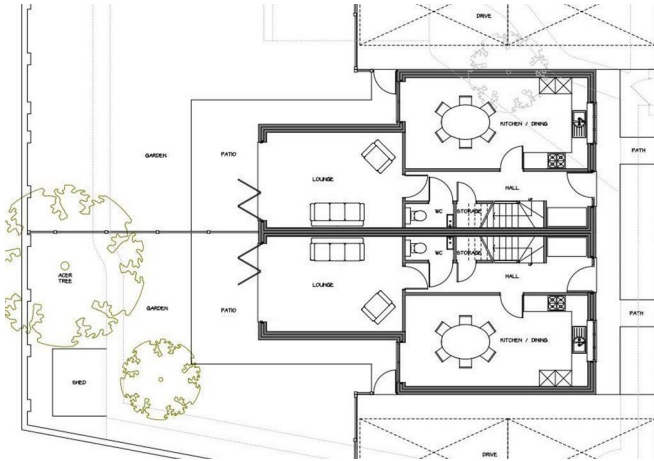
We believe the proposed semi-detached properties will be highly desirable in this popular and convenient residential street located in the heart of Littleover village centre.

The proposed alterations to the existing house would create the following accommodation: entrance hall, fitted guest cloakroom, an east facing lounge with snug, open plan dining kitchen with access onto rear garden and utility room. The first floor will comprise a master bedroom with en-suite shower room, two further bedrooms and a principle bathroom.



EXISTING BLOCK PLAN  
1:200

PROPOSED BLOCK PLAN  
1:200



### The Location

The property's location just off Burton Road allows for a wealth of amenities in Littleover including a varied selection of shops, supermarket, petrol station, regular bus service into Derby City centre, close proximity to Derby Royal hospital and excellent schooling in the area including St Peter's Church of England aided junior school, Wren Park primary and Carlisle infant and nursery academy and Littleover Community secondary school.

### Accommodation

#### Ground Floor

##### Entrance Hall

13'11" x 6'11" (4.25 x 2.12)

A panelled, glazed leaded entrance door provides access to spacious L-shaped entrance hall with impressive Minton floor, staircase to first floor, coving to ceiling, central heating radiator and understairs storage space.

##### Ground Floor Shower Room

8'2" x 6'1" (2.50 x 1.87)

With low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator, fitted cupboards and double glazed window to rear.

##### Lounge

20'9" x 8'11" (6.34 x 2.73)

With feature fireplace with living flame fitted gas fire, two central heating radiators, coving to ceiling, double glazed box bay window to front and double glazed window to side and rear.

### Dining Room

13'10" x 11'11" (4.22 x 3.65)

With feature fireplace with living flame fitted gas fire, central heating radiator, coving to ceiling and double glazed French doors to front.

### Kitchen

13'5" x 9'10" (4.09 x 3.01)

With granite effect preparation surfaces, inset stainless steel sink unit with tiled surrounds, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate hob, built-in oven with grill beneath, integrated dishwasher, appliance space for fridge and double glazed windows to side and rear.

### Garden Room

11'3" x 6'1" (3.44 x 1.87)

With appliance spaces suitable for fridge freezer, washing machine and dishwasher, double glazed windows to side rear and front and panelled and double glazed door to garden.

### First Floor Landing

9'6" x 6'10" x 6'3" x 2'11" (2.92 x 2.09 x 1.92 x 0.90)

A split-level semi-galleried landing with central heating radiator and double glazed window to front.

### Bedroom One

14'0" x 12'4" (4.27 x 3.78)

With central heating radiator and double glazed windows to side and front.

### Bedroom Two

13'10" x 12'5" (4.23 x 3.79)

With central heating radiator and double glazed window to front.

### Bedroom Three

9'11" x 8'6" (3.03 x 2.60)

With central heating radiator and double glazed window to rear.

### Bathroom

13'4" x 6'7" (4.08 x 2.03)

With low flush WC, pedestal wash handbasin, shower tray with shower over, central heating radiator and double glazed window to rear.

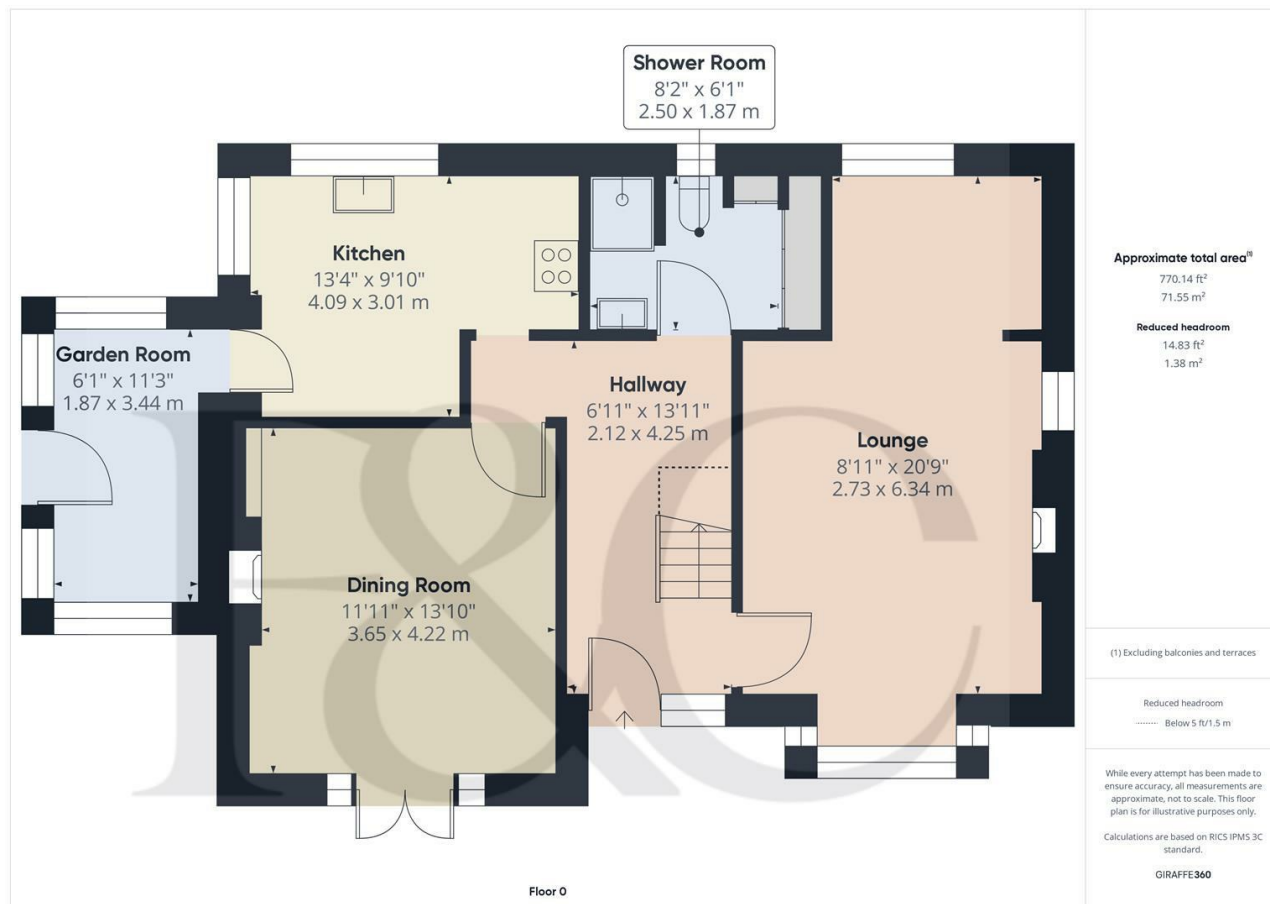
### Outside

To the rear of the property are wrought iron gates giving access to a driveway which runs to the rear of the property and culminates in a large outbuilding/garage. There is also a timber shed and further hard standing.

As per the planning the garden, which sits to the south of the existing dwelling, will be developed to form two, three bedroom, semi-detached dwellings.

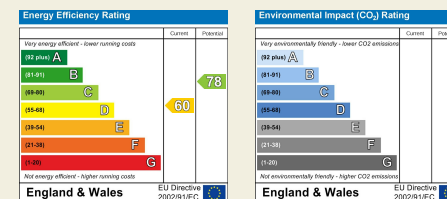
### Council Tax Band D





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