

Fletcher & Company

37 Keats Avenue, Littleover, Derby, DE23 4EE

Offers Around £775,000

Freehold



- Highly Desirable Location
- No Through Road
- Superb Development Opportunity
- Occupies Plot Measuring just over One Third of an Acre
- Versatile & Extensive Spacious Accommodation
- Ideal for a Large Family
- Highly Convenient for an Excellent Range of Amenities & Royal Derby Hospital
- Rarity on the Market
- Planning Permission Reference 23/01277/FUL
- Close to Excellent Transport Links





Summary

A superb opportunity to acquire a traditional detached residence with planning consent passed for conversion into a stunning, extensive, two storey, six bedroom, detached residence.

This is an extremely rare and exciting opportunity to acquire a fabulous development opportunity to convert an existing 1930s, traditional detached residence into one of Derby's most impressive residences once complete. Planning permission has been passed (reference number is 23/01277/FUL) for works to start immediately.

The current residence comprises entrance hall, wet room, lounge, dining room, breakfast kitchen, pantry, inner lobby, utility and attached garage. The first floor accommodation comprises three bedrooms, bathroom and separate WC.

Once complete the property would comprise magnificent entrance hall, cloakroom, fitted guest cloakroom/WC, fabulous open plan living spaces with kitchen area, dining area and lounge area, snug, office with store room and safe room off, cinema room, gym, utility, pantry and ground floor bedroom with en-suite shower room.

The first floor would comprise of a magnificent galleried landing, principle bedroom with his/hers dressing room, large en-suite bathroom and terrace, double bedroom two with en-suite shower room, double bedroom three with dressing room and en-suite shower room, double bedroom four with dressing room and en-suite shower room, double bedroom five with dressing room and en-suite shower room and a main bathroom. Accessed via a separate staircase from the ground floor would be a large games room above the garage with WC.

With a plot measuring just over one third of an acre there is huge potential to create stunning gardens to match the internal accommodation. With extensive driveway, car standing and double garage. To the rear of the property is a south facing rear garden backing onto Mickleover golf course.

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The Location

The property's location is highly convenient for a complete range of services including Royal Derby hospital, excellent schooling by way of Littleover Community school and Derby High school on Pastures Hill as well as Boys Grammar school in Littleover, further afield there is Repton preparatory, Repton public school and Wren Park primary school. Littleover centre offers a range of amenities including a large supermarket and further retail outlets, petrol station, pubs, restaurants, gym and easy access into Derby City centre along Uttoxeter Road which also has a regular bus service. The property is also convenient for nearby employers including Toyota and Rolls Royce. The property also occupies convenient access to the A50 and A38.

Accommodation

Ground Floor

Entrance Hall

14'2" x 8'9" (4.33 x 2.68)

A panelled entrance door provides access to hallway with central heating radiator, herringbone patterned oak flooring, decorative coving, staircase to first floor and feature leaded window to front.

Lounge

20'4" x 13'10" (6.20 x 4.23)

Having a feature fireplace, central heating radiator, decorative coving with ceiling rose, double glazed window to front, two double glazed windows to side and French doors to rear.



Dining Room

16'6" x 11'1" (5.03 x 3.39)

Having a feature fireplace, continuation of the herringbone patterned oak flooring, central heating radiator, decorative coving, double glazed window and door to rear.



Breakfast Kitchen

13'1" x 9'4" (4.01 x 2.85)



Dining Area

With partial herringbone patterned oak flooring, central heating radiator, serving hatch to dining room and double glazed window to rear.

Kitchen Area

Comprising worktops, twin stainless steel sink unit, cupboards and drawers, appliance spaces, central heating radiator, pantry and door to rear lobby.

Rear Lobby

5'9" x 3'2" (1.77 x 0.97)

With door to utility.

Utility

6'9" x 5'1" (2.07 x 1.55)

Having appliance spaces for wall mounted boiler and door to garage.

Wet Room

7'2" x 5'11" (2.19 x 1.82)

Appointed with a low flush WC, wash handbasin, radiator and stained glass window to front.

First Floor Landing

18'6" x 3'3" (5.64 x 1.00)

With access to loft space, central heating radiator and cupboard.



Bedroom One

20'5" x 12'4" (6.24 x 3.77)

A dual aspect room with windows to front and rear, two central heating radiators, decorative coving and pedestal wash handbasin.



Bedroom Two

13'2" x 11'0" (4.02 x 3.36)

Having a central heating radiator, cupboard and double glazed window to rear overlooking large garden.



Bedroom Three

9'1" x 8'9" (2.77 x 2.69)

With central heating radiator, built-in cupboard and further walk-in storage room.

Bedroom Four

7'4" x 6'4" (2.25 x 1.94)

Having a central heating radiator and fitted cupboards.

Bathroom

8'7" x 5'10" (2.64 x 1.79)

Appointed with a pedestal wash handbasin, bath, central heating radiator, airing cupboard and double glazed window to rear.

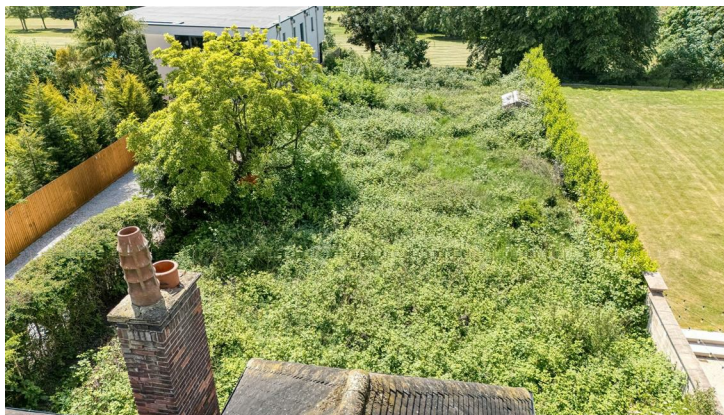
**Separate WC**

5'10" x 2'5" (1.78 x 0.75)

Appointed with a low flush WC and window to rear.

Outside

Without doubt a true feature to the the sale of this property is it's location on Keats Avenue, which is one of the most sought after residential locations in the area. The property is set back behind ample frontage and to the rear is a large garden offering superb potential. Over all the property sits on a plot measuring just over one third of an acre.

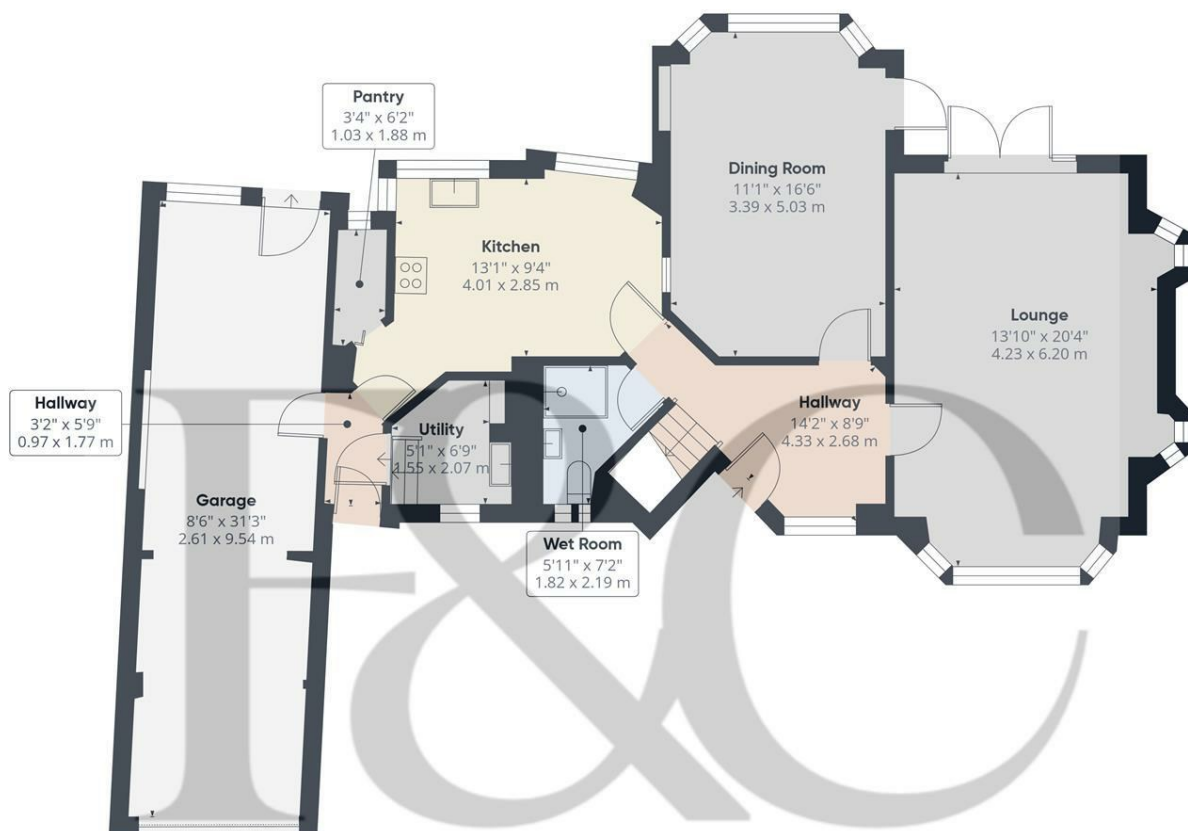


Council Tax Band G



Please Note:

Please note the property and plot are subject to an overage clause at 25% which terminates in February 2048. Further details available upon request.



Approximate total area^m

1068 ft²
99.3 m²

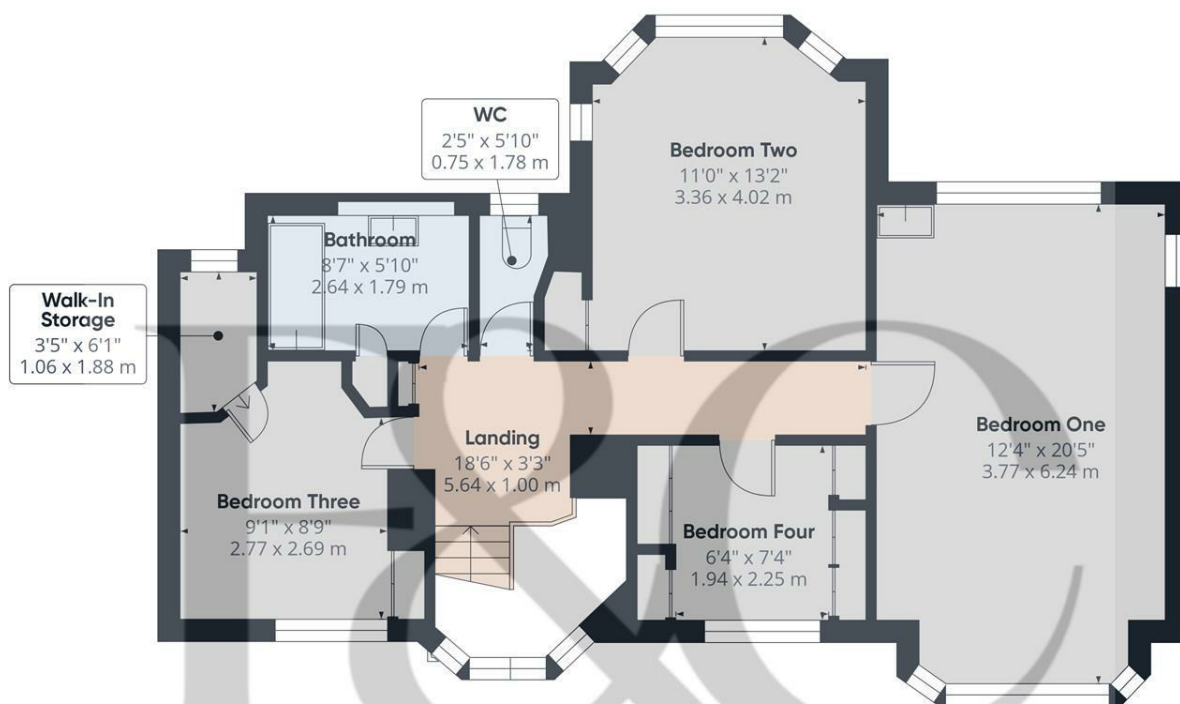
(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Approximate total area^m

730 ft²
67.9 m²

(1) Excluding balconies and terraces.

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Floor 1



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37 Keats Avenue
Littleover
Derby
DE23 4EE

Council Tax Band: G

Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	