



## 3 Bed Bungalow - Detached

1 Haven Baulk Avenue, Littleover, Derby DE23 4BL

Offers Around £375,000 Freehold



3



2



2



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Immaculate Detached Bungalow of Style and Character - Littleover School Catchment Area
- Beautifully Presented & Much Improved - Underfloor Heating Throughout
- Lounge & Conservatory
- Well-Appointed Fitted Extended Kitchen
- Three Double Bedrooms
- Fitted Family Bathroom & Fitted En-Suite-WC
- Generous South Facing Garden
- Block Paved Driveway for Approximately Four Vehicles
- Garage - Store/Workshop - Summerhouse - Garden Shed
- Potential Loft Conversion (Subject to Planning Permission)

LITTLEOVER SCHOOL CATCHMENT AREA - This immaculate detached bungalow offers a perfect blend of style and character. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking single-level living.

The bungalow has been beautifully presented and significantly improved, featuring underfloor heating throughout, ensuring a warm and comfortable atmosphere all year round.

The south-facing garden is a true highlight, providing a serene outdoor space to relax and unwind. It includes a charming summerhouse, perfect for enjoying sunny days or as a versatile space for hobbies.

The generous driveway offers ample parking for up to four vehicles, complemented by a garage and workshop, catering to all your storage and project needs.

Additionally, there is potential for a loft conversion, subject to planning permission, allowing for further expansion and customization of this delightful home.

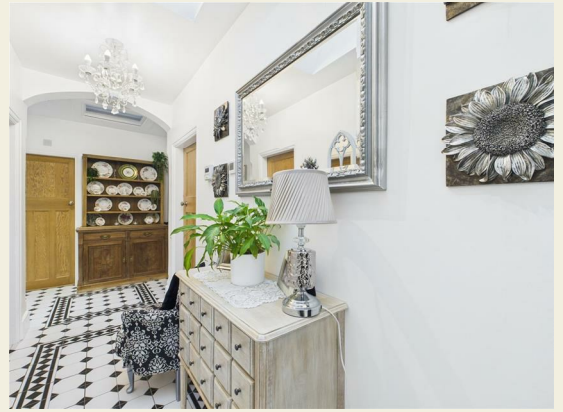
#### The Location

The property's location gives easy access to excellent amenities including Littleover Community school. It is also close to The Boy's Grammar school and Derby High school. There is a nearby parade of shops as well as a supermarket and pub. Littleover village centre offers a further range of amenities and the property gives easy access to the A38 and A50.

## Entrance Hall

16'9" x 4'1" (5.13 x 1.27)

With entrance door with inset triangular shaped window, deep skirting boards and architraves, high ceiling, tiled flooring with underfloor heating, open archway, double glazed Velux window to front incorporating three spotlights and access to roof space (potential loft conversion subject to planning permission).



## Lounge

13'9" x 11'9" x 7'5" x 6'5" (4.21 x 3.59 x 2.28 x 1.97)

With chimney breast with inset living flame gas fire, deep skirting boards and architraves, high ceiling, wood flooring with underfloor heating, character beams to ceiling, built-in ceiling speakers, three matching double glazed Velux style windows to side, spotlights to ceiling, oak veneered, half glazed door with chrome fittings giving access to kitchen, double glazed French doors opening onto south facing rear garden and stripped, internal panelled door.



## Built-In Cupboard

5'4" x 3'1" (1.65 x 0.96)

Providing storage, underfloor manifold controls, spotlights to ceiling and stripped, internal panelled door.

## Conservatory

15'2" x 8'7" (4.64 x 2.64)

With tiled flooring with underfloor heating, double glazed windows, double glazed door giving access to south facing garden, fitted wall lights.



## Kitchen

18'1" x 8'1" (5.52 x 2.47)

With one and a half sink unit with mixer tap, wall and base fitted units with attractive matching granite worktops, Range cooker, fridge/freezer and washing machine negotiable on sale, tiled flooring with underfloor heating, spotlights to ceiling, built-in ceiling speakers, feature double glazed lantern style window, two double glazed windows, views over south facing garden, door giving access to side and internal, oak veneered, half glazed door with chrome fittings.



## Bedroom One

13'3" x 11'3" (4.06 x 3.43)

With wood flooring with underfloor heating, feature wallpapered wall, deep skirting boards and architraves, high ceiling, double glazed bay window to front and internal, stripped panelled door.



## En-Suite WC

6'4" x 2'9" (1.94 x 0.84)

WC with low level WC, fitted wash basin, tiled flooring with underfloor heating, fully tiled walls, high ceiling, spotlights to ceiling, extractor fan, shaver point, wall mounted mirror medicine/cabinet, additional wall cupboard, floor lighting and internal, panelled door.



## Bedroom Two

13'3" x 10'7" (4.06 x 3.23)

With wood flooring with underfloor heating, deep skirting boards and architraves, high ceiling, double glazed bay window with wood sill to front and internal, stripped panelled door.



## Bedroom Three

11'7" x 9'7" (3.55 x 2.94)

With feature wallpapered wall, deep skirting boards and architraves, high ceiling, wood flooring with underfloor heating, double glazed sliding doors opening into conservatory and internal, stripped panelled door.



## Bathroom

6'7" x 6'7" (2.03 x 2.02)

With bath with chrome shower over with shower screen door, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring with underfloor heating, heated chrome towel rail/radiator, spotlights to ceiling, built-in ceiling speakers, wall mounted mirror /medicine cabinet, extractor fan, built-in cupboard with shelving, double glazed window with tiled sill, inset floor lighting and internal, stripped panelled door.



## Courtyard Garden

11'7" x 9'4" (3.35m'2.13m x 2.74m'1.22m)

A lovely, enclosed area paved with outside light.



## Side Canopy

16'2" x 3'9" (4.88m'0.61m x 0.91m'2.74m)

With side access door, outside light and door giving access to garage.



## Garden

Being of a major asset and sale to this particular property is its generous sized south facing garden, laid to lawn with various selection of shrubs, plants, trees and seating areas. Summerhouse with sun patio, garden shed. Outside lights.



## Driveway

To the front of the property is a double width, block paved driveway providing car standing spaces for approximately four vehicles.



### Garage

17'1" x 7'8" (5.18m'0.30m x 2.13m'2.44m)

With power and lighting side, side personnel door and electric up and over front door.



### Workshop/Store

13' x 5'5" (3.96m' x 1.52m'1.52m)

With power and lighting.



### Summerhouse

9'1" x 7'1" (2.74m'0.30m x 2.13m'0.30m)

With power.

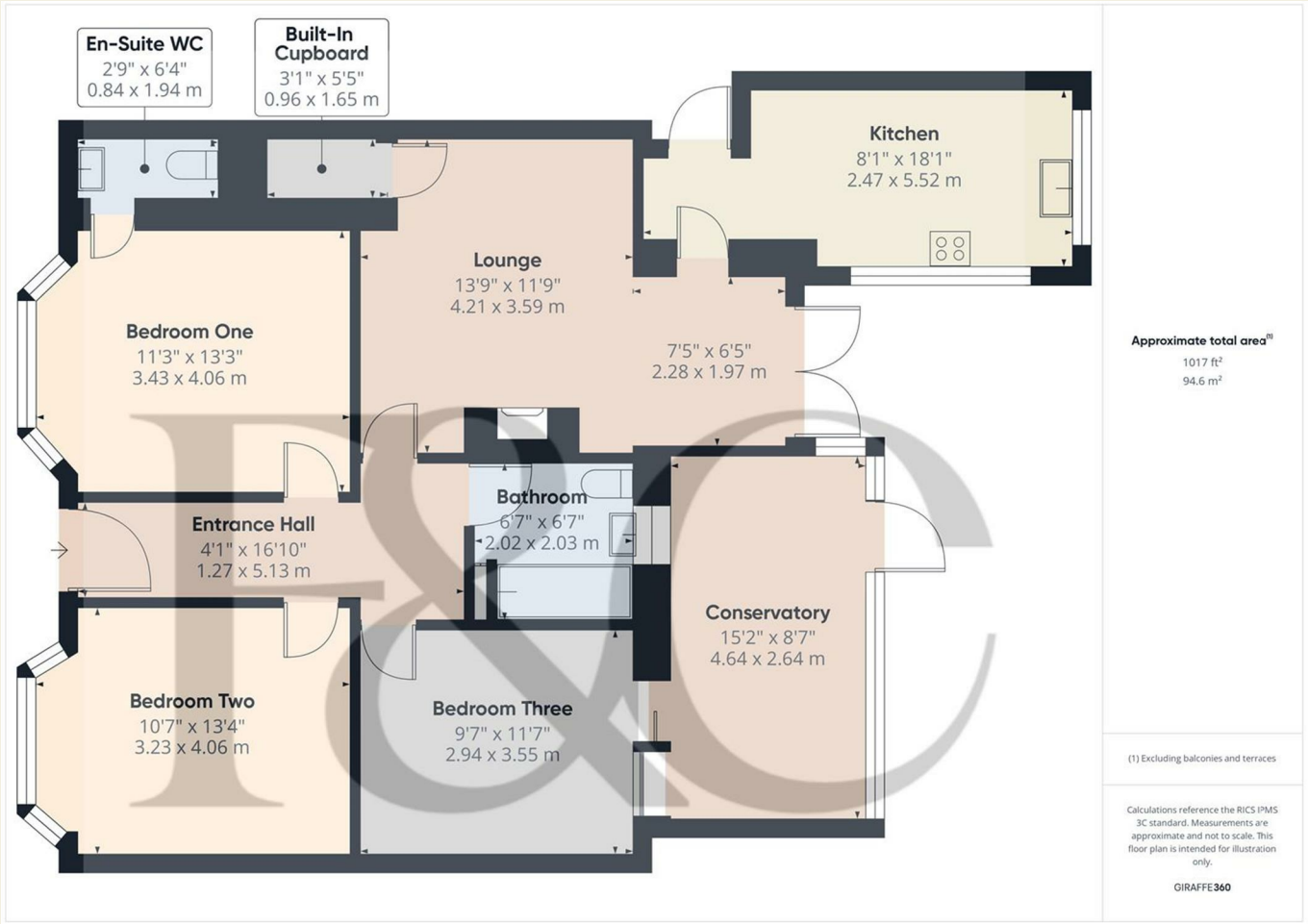


Timber Shed

7'3" x 5'6" (2.13m'0.91m x 1.52m'1.83m)



Council Tax Band D



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</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<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current                    | Potential                                                                           |
|------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                         |                            |                                                                                     |
| (81-91) <b>B</b>                                           |                            |                                                                                     |
| (69-80) <b>C</b>                                           |                            |                                                                                     |
| (55-68) <b>D</b>                                           |                            |                                                                                     |
| (39-54) <b>E</b>                                           |                            |                                                                                     |
| (21-38) <b>F</b>                                           |                            |                                                                                     |
| (1-20) <b>G</b>                                            |                            |                                                                                     |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |