

Bannels Avenue

Littleover, Derby, DE23 2GG



Great bungalow for those who don't want to compromise on the larger rooms they are used to but just want fewer of them! Set on a lovely plot with private gardens and extensive parking and plenty of potential to extend (subject to planning)

£325,000



John German 

The property is situated in a great location with a range of shops and schools nearby with a regular bus service running along Blagreaves lane and easy access into the centre of Derby and further afield via the A38 and A50.

Entrance to the property is via a uPVC double glazed entrance porch with a second entrance door opening into a spacious entrance hall. Doors lead off the main living rooms and to the bedrooms, built-in airing cupboard, coved ceiling and access to the roof space.

The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, stainless steel sink unit, tiled splashbacks, built-in eye level double oven, integrated fridge freezer, space for washing machine and dishwasher, window to the front and glazed entrance door to the side.

The main living space consists of two very generous open plan reception rooms with windows to the rear side and rear elevations. The living room provides access into the brick built conservatory at the side with French doors and windows overlooking the rear garden whilst a sliding patio door links back through to the main bedroom. Both this room and the second double bedroom have coved ceilings and built-in wardrobes.

The modern shower room completes the accommodation being fully tiled and comprising walk-in double shower, low flush WC, pedestal wash basin, wall mounted mirrored medicine cabinet, chrome heated towel rail, window to the side.

Outside the property is set well back from the road behind a horseshoe block paved driveway providing a substantial amount of parking softened by hedge boundaries and a central flower bed. To the side of the property is gated access to the rear garden as well as a detached brick garage. Also to the side is a paved area with space for a timber garden shed.

The good sized garden is mainly laid to lawn and screened by evergreen shrubs with a tree lined boundary. Paving wraps around the property providing outdoor seating areas.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

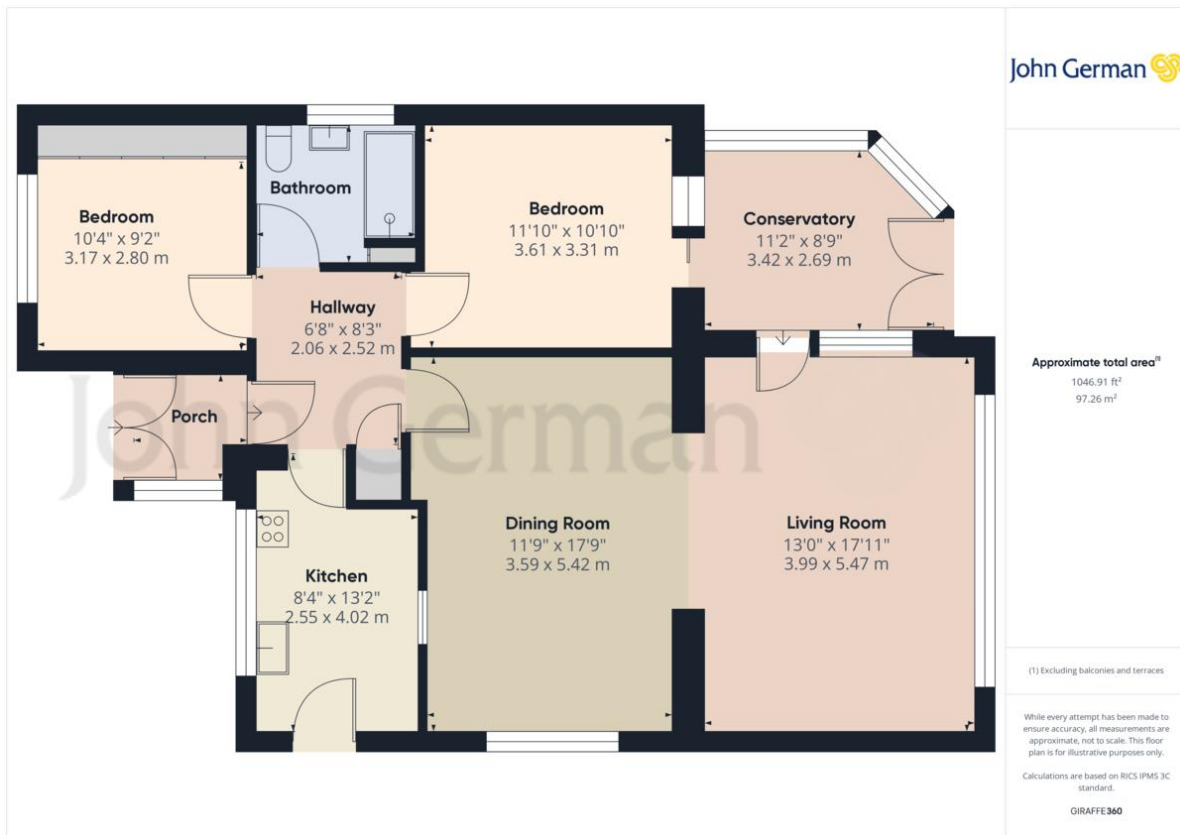
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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