

# South Avenue

Littleover, Derby, DE23 6BA

John German









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£495,000

Spacious four-bedroom detached home in the sought-after Littleover School catchment. Set on a 0.22-acre plot, it retains original character features, high ceilings, and offers great potential for modernisation. Benefits include a detached garage, off-street parking and no upward chain.

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30 South Street, Littleover, presents a spacious four-bedroom detached home situated in a sought-after residential location within the Littleover School catchment area. Occupying a generous plot of approximately 0.22 acres, this property offers excellent potential for modernisation, making it an ideal opportunity for a family looking to create their perfect home. Retaining many original character features, including high ceilings, original doors and windows, the property provides a sense of space and charm. Externally, the property benefits from a detached garage, off-street parking and a substantial garden, offering ample outdoor space. The interior comprises four well-proportioned double bedrooms and three/four reception rooms, making it well-suited for family living. The property is sold with the benefit of no upward chain and gas-fired central heating. This home presents a fantastic opportunity for buyers seeking a property with character and potential in a desirable location.

A wooden door opens into the entrance porch, featuring parquet flooring and leading through another wooden door into the reception hall. The parquet continues into this welcoming space, which includes an open fireplace with a tiled surround. A staircase leads to the first floor, while doors provide access to the sitting room, dining room, snug, kitchen, shower room and utility room. There is also a useful understairs storage cupboard. Moving into the formal dining room, it has a dual aspect with windows to the front and a bay window to the side, both fitted with secondary glazing. A fireplace with an inset gas fire, marble hearth and surround forms the focal point of the room. Generously proportioned, the sitting room features a striking marble fireplace with an inset gas fire and marble hearth, whilst also being dual aspect with windows to the rear and a bay window incorporating French doors leading to the side. Providing additional flexibility, the snug serves as a versatile reception room, ideal as a study or an informal living space. The kitchen is fitted with rolled-edge preparation surfaces, an inset composite sink with an adjacent drainer, and a mixer tap with tiled splashback surround. There are a range of cupboards and drawers beneath, complemented by wall-mounted cupboards and a Glow-worm boiler. Integrated appliances include a double electric oven and grill, along with a four-ring gas hob. There is a door that leads to a useful pantry with built-in shelving and access to the rear garden is also available from the kitchen. Conveniently located on the ground floor, the shower room includes a wash hand basin with tiled splashback, a low-level WC, and a shower unit with a concertina door and an electric shower. The utility room provides additional workspace with rolled-edge preparation surfaces, an inset circular stainless steel sink with a chrome mixer tap, and space for appliances with plumbing for white goods. Storage is provided by built-in cupboards, drawers and complementary wall-mounted units.

An impressive first-floor galleried landing leads to the bedrooms, separate WC and bathroom, with loft hatch access. The loft hatch has a pull-down loft ladder that leads to a spacious attic room with a roof window, built-in shelving units, eaves storage and there is also a door that leads into another room providing useful storage. The master bedroom is a spacious double, complete with built-in wardrobes, a dressing table and bedside tables. Equally well-proportioned, the second double bedroom features fitted wardrobes, a dressing table with drawers, bedside tables and a wash hand basin. Both the third and fourth bedrooms are also double rooms, each benefiting from built-in wardrobes. A separate WC includes a low-level WC and a wash hand basin, while the main bathroom is fitted with a pedestal wash hand basin, a bath, and a shower unit with an electric shower.

Outside, the property enjoys a spacious plot of approximately 0.22 acre, being mainly laid lawn, and offering the space/potential to further extended (subject to necessary permissions). There is also a block paved driveway providing off-street parking, which leads to a detached garage.

**Agents note:** The sale of the property is subject to Grant of Probate; the application has not yet been submitted but we are advised by the solicitors that they anticipate doing so end of February.

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:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband type:** 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:** TBC / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30012025

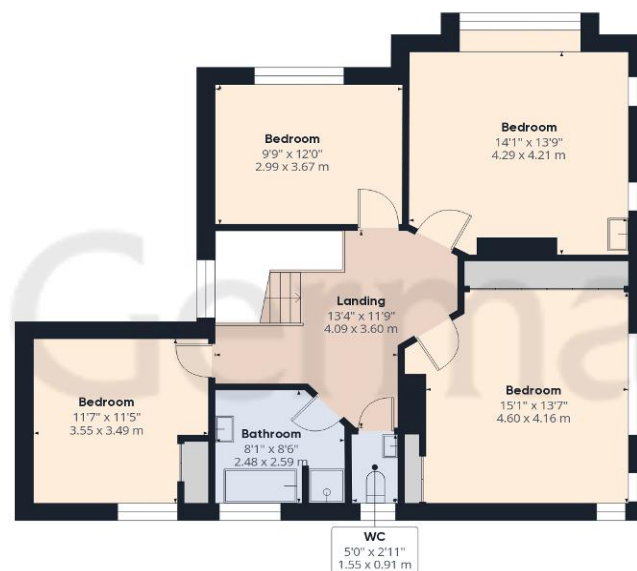








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1956.45 ft<sup>2</sup>

181.76 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.

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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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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