

Oaklands Avenue

Littleover, Derby, DE23 2QH



Built as a traditional semi complete with a bay fronted lounge, modern dining kitchen, two bedrooms and first floor bathroom with the addition of a very useful ground floor en-suite bedroom making a great value home with flexible living accommodation perfect for elderly relative or lodger.

£200,000



John German 

Located in a very popular location which unusually backs onto open fields with lovely countryside views. Oaklands Avenue is perfectly located for busy people with a wealth of great local amenities both in the immediate area and nearby, including shops, schools and leisure facilities. There is easy access to major commuter routes and excellent public transport.

Entrance to the property is via a uPVC double glazed entrance door which opens into an entrance lobby with a central heating radiator and carpeted staircase rising to the first floor. An internal door opening into the lounge featuring a large uPVC double glazed bay window overlooking the front elevation, a feature fireplace with living flame effect gas fire, coved ceiling, laminate flooring and a central heating radiator.

A part glazed pine internal door opens into the dining kitchen which is fitted with a comprehensive range of base and eye level units incorporating glazed display units, roll edge worksurfaces extend to form a breakfast bar, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in under counter double oven, a four ring halogen hob with extractor hood over, integrated fridge and dishwasher plus plumbing for a washing machine. A uPVC double glazed window overlooks the side and tiled floor runs through to the dining area with room for a breakfast table, built-in under stairs storage cupboard, uPVC double glazed side entrance door and a central heating radiator. An internal door opens to the ground floor bedroom, this highly flexible room could be used as a second reception room if required. It has laminate flooring, a uPVC double glazed window and matching rear entrance door to the garden and a central heating radiator.

The en-suite shower room is fitted with a full three piece suite comprising fully tiled corner shower, concealed flush WC and a vanity wash basin with built-in storage beneath. UPVC double glazed window to the rear, central heating radiator and tiled floor.

The first floor landing has doors to the bedrooms and bathroom, a central heating radiator, uPVC double glazed window to the side and access to the roof space.

The main bedroom will have a brand new carpet, it has a uPVC double glazed window to the front, a central heating radiator and a walk-in storage cupboard also with a uPVC double glazed window to the front.

Bedroom two will also have a brand new carpet and enjoys lovely countryside

views via a uPVC double glazed window to the rear, central heating radiator and built-in cupboard housing the boiler.

Completing the internal accommodation is a modern bathroom fitted with a full three piece suite comprising panelled bath, concealed flush WC, a vanity wash basin with built-in storage beneath, extensive tiling to splashback areas, laminate flooring and a central heating radiator.

Outside the property sits back from the road behind a double width tarmaced driveway providing off road parking. To the side is gated access to the rear garden which has a large paved patio leading onto a lawn with a gravelled seating area at the end of the garden where you can enjoy lovely views over the fields directly to the rear. Useful storage is provided by way of a timber garden shed.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Has

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

Broadband type: Fibre

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 B

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

Our Ref: JGA/29022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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