



## 4 Constable Avenue, Littleover, Derby, DE23 6DZ

**£225,000**



A traditional bay windowed three bedroom semi-detached family home enjoying a convenient position for local amenities, Royal hospital and city centre.



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## DIRECTIONS

Approaching from Manor Road, proceeding down the hill, turn left onto Constable Lane by the Argosy public house, follow for a short distance taking the second right onto Constable Avenue where the property will be found on the right.

The property is offered for sale with no upward chain and vacant possession.

The current accommodation which is UPVC double glazed comprises, porch, hallway, lounge, separate dining room and kitchen. To the first floor there is landing which leads to three bedrooms and shower room.

Externally there is a front driveway and garden with a pleasant enclosed garden to the rear with patio, brick shed, lawn and pond.

The property offers excellent potential for improvement and personalisation.

Constable Avenue is a small private cul-de-sac located off Constable Lane close to Littleover high street where there is a good range of shops, local schooling, popular public houses, the Kingsway retail park with shopping outlets, supermarket and petrol station along with being within close proximity to the Derby Royal hospital and with ease of access into the city centre.

An ideal family home.

## ACCOMMODATION

### PORCH

Having twin UPVC double glazed doors, windows with a timber glazed door leading into:

### ENTRANCE HALLWAY

A formal hallway with stairs leading to the first floor and useful cupboard beneath, radiator.

### LOUNGE

12'11" x 11' (3.94m x 3.35m)

A pleasant bay windowed lounge, UPVC double glazed windows, attractive fireplace with inset gas fire and tiled hearth, radiator.

### DINING ROOM

12'7" into bay x 11' (3.84m into bay x 3.35m)

Adjoining the kitchen and having a UPVC double glazed window bay to the rear, gas fire incorporating a back boiler.

### KITCHEN

7'6" x 5'10" (2.29m x 1.78m)

Fitted with a basic range of cupboards and drawers with work surfaces, space for a gas cooker and washing machine, stainless steel sink and drainer, UPVC double glazed window and door to garden.

### FIRST FLOOR

### LANDING

UPVC double glazed window and loft access.

## BEDROOM ONE

13'3" x 11' (4.04m x 3.35m)

A generous double bedroom featuring a UPVC double glazed bay window to the front elevation, built in wardrobes and dressing table, radiator.

## BEDROOM TWO

11'1" x 11' (3.38m x 3.35m)

A second double bedroom having a rear facing UPVC double glazed window, built in airing cupboard and radiator

## BEDROOM THREE

6'11" x 5'11" (2.11m x 1.80m)

Having a tall UPVC double glazed window and providing space for a single bedroom, nursery or study.

## SHOWER ROOM

7'7" x 6' (2.31m x 1.83m)

Appointed with an enclosed shower cubicle with electric shower and sliding screen door, wash basin and WC, UPVC double glazed window, radiator.

## OUTSIDE

To the front there is a driveway providing off road parking and planted gravel covered garden.

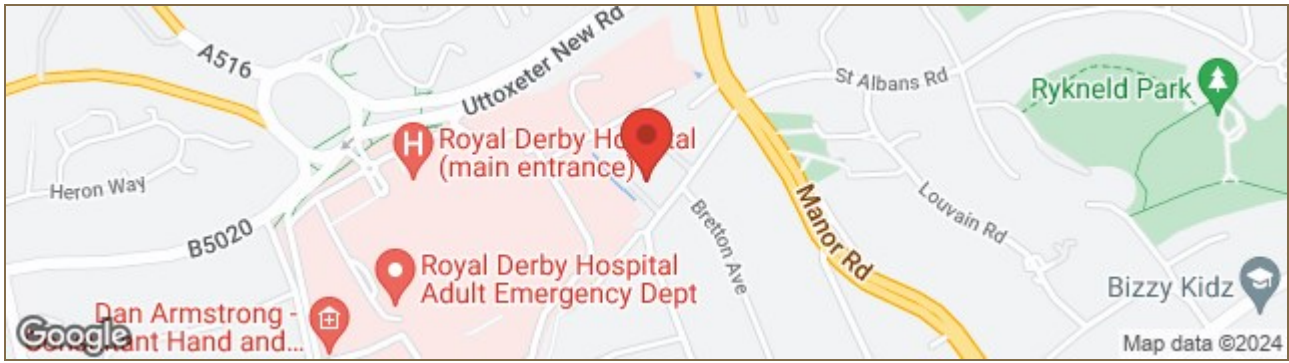
The rear garden is enclosed by fence and hedge borders with gated side access, a patio area with steps leads to a lawn with planted borders, pond, shed and greenhouse. There is also a useful brick outbuilding.

## PLEASE NOTE

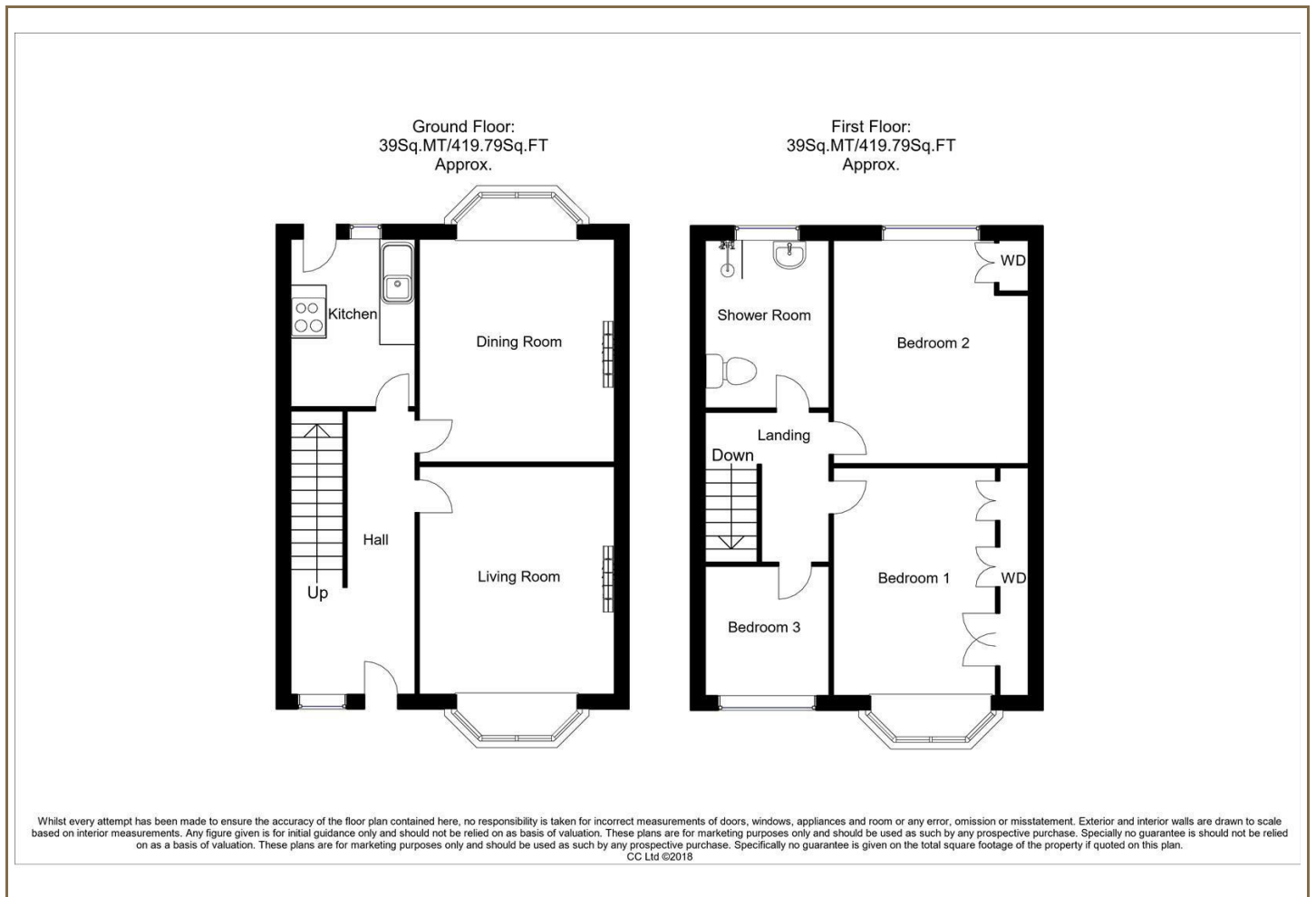
Constable Avenue is a private unadopted road.



## Road Map



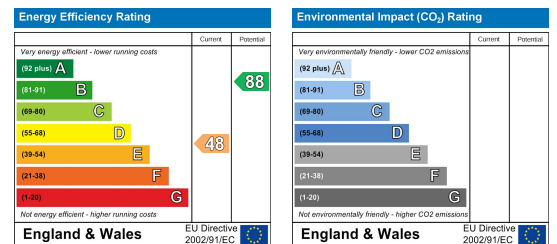
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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