



4 Wade Avenue, Littleover, Derby, DE23 6BG

£274,950



Situated in the heart of Littleover, a short walk from local shops, this is a beautifully appointed three bedroom period property which benefits from gas central heating, double glazing and a wealth of original features.



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DIRECTIONS

Leave Derby city centre along Burton Road and proceed through the shops in Littleover. Turn right onto Wade Avenue where the property is situated on the right hand side clearly identified by our "For Sale" board.

Internally the current vendors have spent considerable time and effort in the presentation of this delightful home which in brief comprises an entrance porch, hall with Minton tiled floor and staircase leading to the first floor, front lounge with walk in bay window and feature fireplace and dining room. A lobby with pantry cupboard leads through to a large kitchen with integrated appliances and there is a further rear hallway which has access to a laundry area, cloakroom and conservatory. To the first floor are three double bedrooms and a recently refitted bathroom with shower over the bath.

Outside the property has a garden to the rear with lawn and shed and there is an area space to the side of the house. To the front the property benefits from on street car parking.

Wade Avenue continues to be a very popular residential location within the heart of Littleover which boasts a wealth of local facilities including shops, restaurants and supermarkets. The property has the additional advantage of being in the much sought after Littleover Community School catchment area and within easy reach of the ring road giving onward travel to the A38, A52 and M1 corridor.

Period homes in this location are always sought after and viewing is recommended at the earliest opportunity.

ACCOMMODATION

Entering the property through a double glazed front door into:

ENTRANCE PORCH

With Minton tiled floor and open access to:

HALLWAY

Spacious hallway with staircase leading to the first floor, radiator, Minton tiled floor running through from the porch and controls for the central heating.

LOUNGE

14'9" x 10'11" (4.50m x 3.33m)

(Measurement taken to the centre of the bay window)

The impressive lounge, located at the front of the house has a walk in double glazed bay window overlooking the front elevation, double radiator, feature fireplace with coal effect gas fire, moulded coving to the ceiling, shelf for television and storage cupboard beneath.

DINING ROOM

12'3" x 11'5" (3.73m x 3.48m)

With polished wooden floor, double glazed window to the side elevation, double glazed window to the rear elevation, decorative feature fireplace and moulded coving to the ceiling.

REAR LOBBY

With useful understairs storage cupboard and a traditional pantry with open shelving, window and plentiful storage.

KITCHEN

13' x 9'1" (3.96m x 2.77m)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear elevation and there is further appliance space, double glazed door leading to the rear, double radiator, open shelving and space for a freestanding fridge/freezer. The kitchen has a breakfast bar with space for two stools beneath and access to:

REAR LAUNDRY AREA

5'11" x 4'11" (1.80m x 1.50m)

This excellent area has space for a washing machine

and tumble dryer, open shelving, double radiator and wall mounted boiler providing domestic hot water and central heating.

CLOAKROOM

With low level WC and wash hand basin.

CONSERVATORY

13' x 9' (3.96m x 2.74m)

This useful addition to the property has double glazed windows overlooking the rear garden, double glazed door to the rear and a radiator so that the room can be used all year round.

TO THE FIRST FLOOR

LANDING

With access to loft and large original storage cupboard.

BEDROOM ONE

14'6" x 12'2" (4.42m x 3.71m)

With two double glazed windows to the front elevation and double radiator.

BEDROOM TWO

12'3" x 8'11" (3.73m x 2.72m)

With double glazed window and double radiator.

BEDROOM THREE

8'7" x 9'11" (2.62m x 3.02m)

With double glazed window and radiator.

BATHROOM

7'3" x 6' (2.21m x 1.83m)

With low level WC, wash hand basin with storage cupboard beneath, bath with mixer tap and shower over. Tiled walls with complementary tiled floor and frosted double glazed window.

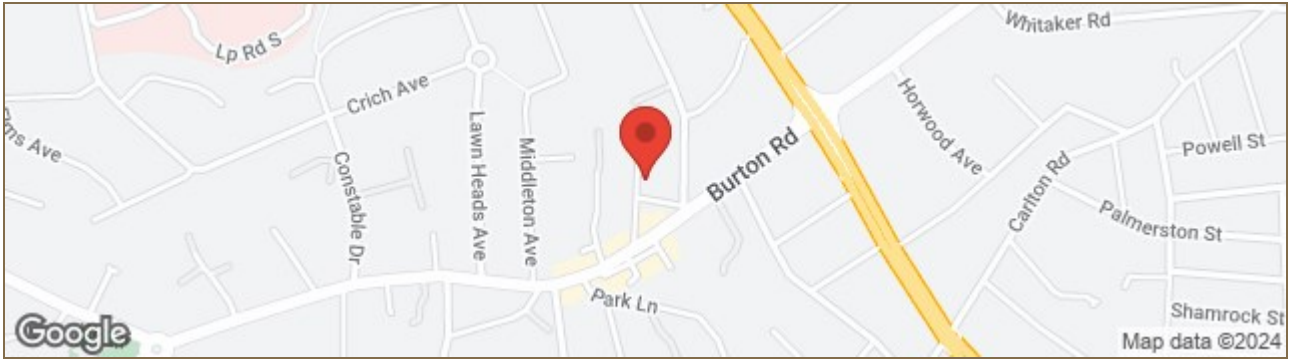
OUTSIDE

Outside the property benefits from a garden to the rear which has a lawn, garden shed and spacious area to the side of the house.

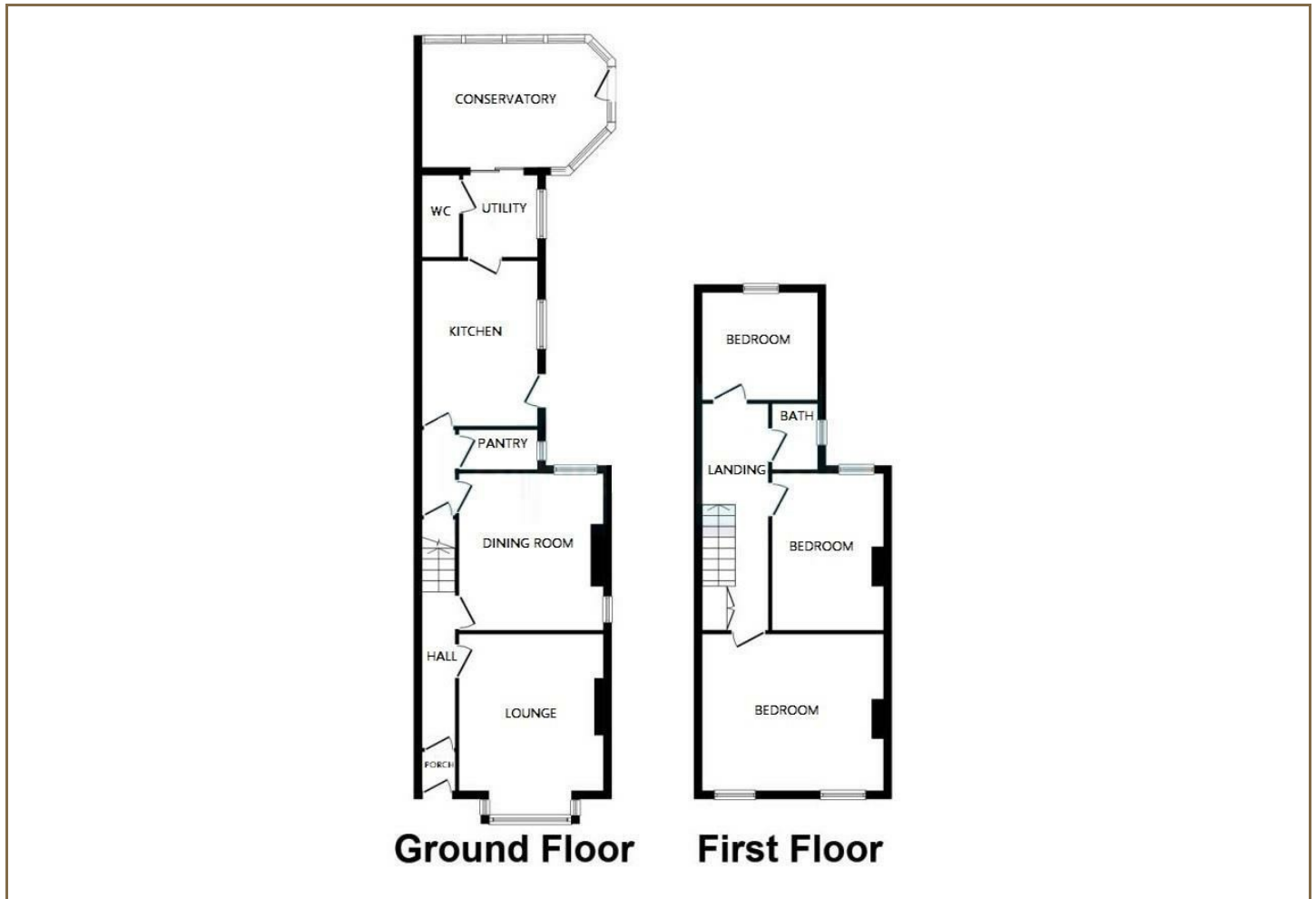
To the front the property has the advantage of on street car parking.



Road Map



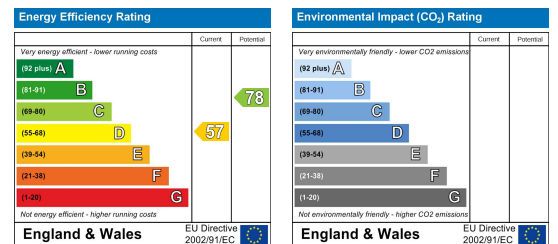
Floor Plan



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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