

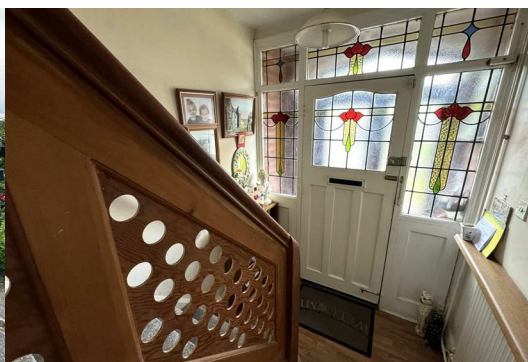


43 Haven Baulk Avenue, Littleover, Derby, DE23 4BL

£274,950

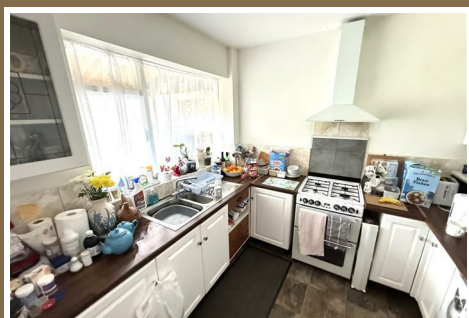


Situated in a popular residential location, within the heart of Littleover, this is a three bedroom semi detached property which benefits from gas central heating, double glazing and a large mature garden to the rear.



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Leave Derby city centre along Burton Road and proceed through the shops at Littleover. At the roundabout continue onto Pastures Hill which becomes Rykniel Road and turn right onto Haven Baulk Avenue. The property is situated on the left hand side clearly identified by our "For Sale" board.

Internally the property boasts an entrance hall with staircase leading to the first floor, understairs cloakroom, lounge and dining kitchen with access to a lean-to. To the first floor are three bedrooms and a shower room.

Outside the property benefits from a large garden to the rear which has a patio overlooking a lawn with a range of well stocked borders and mature trees. To the front there is a car standing area, further garden and gated access to the side.

Haven Baulk Avenue continues to be a very popular residential location especially for families, as the house is within a few minutes walk of the highly sought after Littleover Community School. The property boasts local shops on the edge of Heatherton Village and the centre of Littleover is only a short distance away where there are plentiful facilities.

The house is within easy reach of the A38 giving onward travel to the A50, A52 and M1 corridor.

The property does require a degree of modernisation but offers spacious accommodation which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double doors into:

PORCH

With tiled floor, window to front elevation and inner door to:

ENTRANCE HALL

With staircase leading to the first floor, radiator with shelf over and:

UNDERSTAIRS CLOAKROOM

With low level W and frosted double glazed window.

LOUNGE

11'11" x 13'6" (3.63m x 4.11m)

With feature fireplace enclosing electric fire, walk in bay window overlooking the front elevation and radiator.

DINING KITCHEN

185" x 12'1" (56.39m x 3.68m)

(Maximum measurement)

Situated at the rear of the house, the dining kitchen has a range of work surface/preparation areas, wall and base cupboards and space for a freestanding gas cooker with extractor over. The room has a sink unit with

drainer beneath a window to the lean-to and there is space for a fridge and space for a freezer.

To the far side of the room is an area set aside for a dining table and occasional furniture with access to the:

LEAN-TO

18' x 6'7" (5.49m x 2.01m)

With patio door to the rear elevation and windows overlooking the garden. Sliding door to rear and plumbing for a washing machine.

TO THE FIRST FLOOR

LANDING

With frosted double glazed window.

BEDROOM ONE

10'10" x 12'1" (3.30m x 3.68m)

With double glazed window to the rear and radiator.

BEDROOM TWO

10'10" x 10'9" (3.30m x 3.28m)

With double glazed window to the front and radiator.

BEDROOM THREE

7'1" x 7'3" (2.16m x 2.21m)

With double glazed window and radiator.

SHOWER ROOM

7'8" x 7'1" (2.34m x 2.16m)

With low level WC, wash hand basin with storage drawers beneath with storage space beneath, shower cubicle with glazed screen and heated towel rail.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which boasts a patio overlooking the lawn garden with a range of well stocked borders, mature trees and shed.

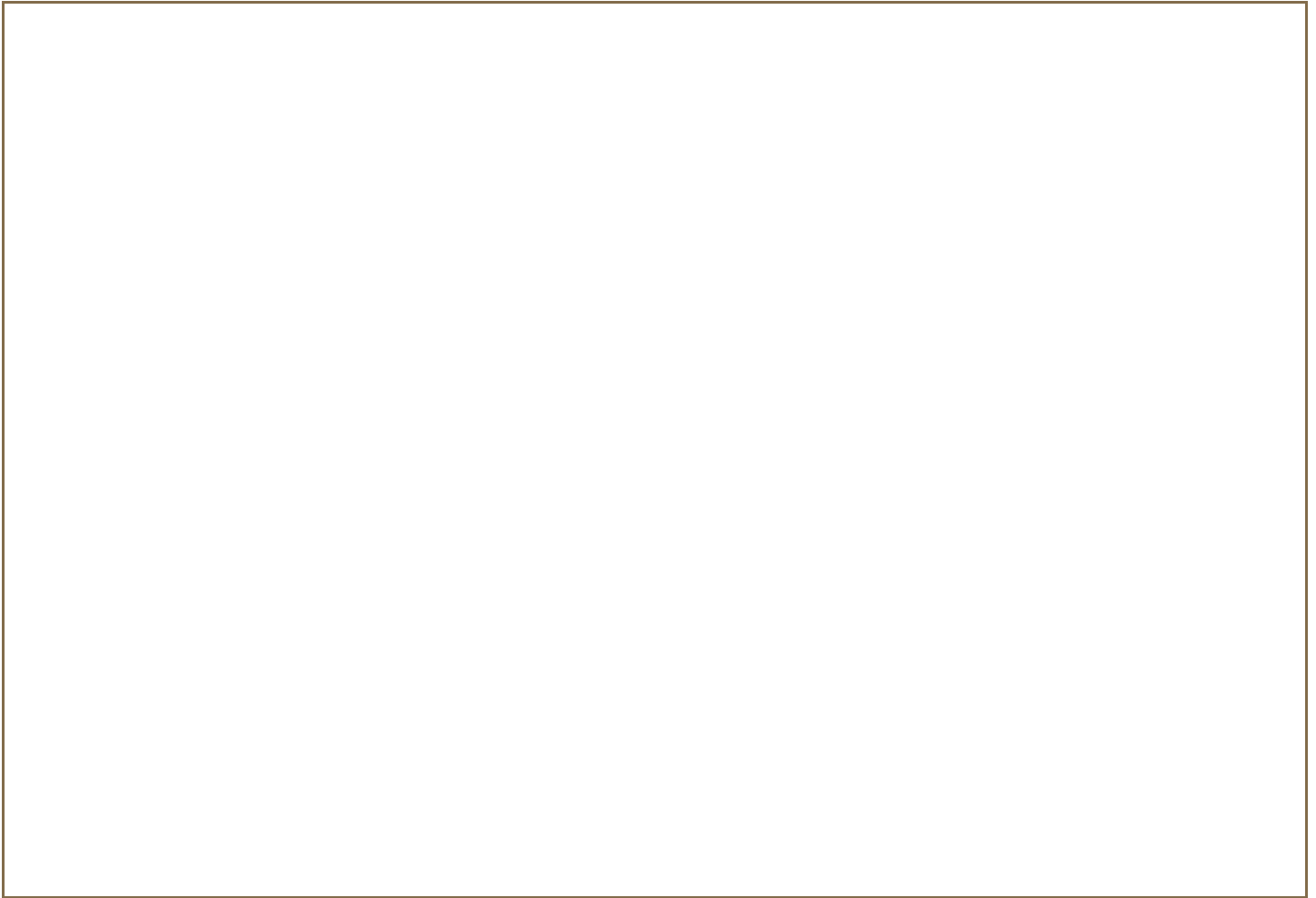
To the front elevation there is a car standing area, further garden and gated access to the side elevation.



Road Map



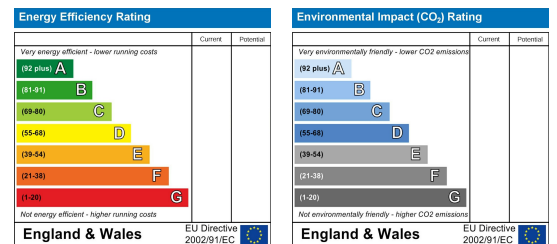
Floor Plan



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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