



## Wilton Lodge, 38 Keats Avenue, Littleover, Derby, DE23 4ED

**£975,000**



Situated on a private road, within a well established residential location, this is a beautifully appointed detached bungalow which benefits from gas central heating, double glazing and extensive grounds. \* Planning permission for the erection of a detached house within the grounds \*



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## DIRECTIONS

Leave Derby city centre along Uttoxeter New Road and proceed towards Mickleover. After passing the Royal Derby Hospital turn left onto Chain Lane and a short distance along turn right onto Keats Avenue. The property is situated on the right hand side clearly identified by our "For Sale" board.

The secluded bungalow, approached via a long driveway, is beautifully presented by the current vendor and must be seen to be fully appreciated. Internally the accommodation briefly comprises an entrance hall with cloakroom, large lounge with feature fireplace, dining room and study/bedroom four overlooking the delightful gardens. The property is further complemented by a large dining kitchen, utility space, lean-to conservatory leading out to the rear, three double bedrooms, the master bedroom with large en-suite facility and an additional shower room.

Outside the property stands within extensive grounds which are approached via a driveway and comprise of large lawned gardens, well stocked borders and mature trees. The driveway runs from Keats Avenue and leads around the rear of the bungalow to offer additional car parking leading to a detached garage.

Purchasers should note that the property has full planning permission for the erection of a detached dwelling and details relating to this can be obtained from Derby city councils online planning register under the reference 22/01203/FUL.

Keats Avenue has long been regarded as a superior location within the heart of the city and the property is surrounded by other delightful houses in this exclusive location. The property is within easy reach of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre and this is further complemented by shopping facilities in both Littleover and Mickleover, a short distance away.

The property is within easy reach of notable primary and secondary schools aswell as private education offered at Derby Boys and Girls Grammar Schools. The house is ideally located for ease of access to the ring road giving onward travel to the A38, A52, A50 and M1 corridor.

This property could be enjoyed as a house with extensive gardens or further developed to take full advantage of the planning permission which is currently in place.

## PLEASE NOTE

All fitted carpets, curtains, blinds and light fittings are included within the sale.

Viewing highly recommended.

## ACCOMMODATION

Entering the property through front door into:

### ENTRANCE HALL

With two double glazed windows, radiator and a cloaks cupboard with double opening doors. The hall then leads to a long corridor where there are further radiators and windows overlooking the rear of the bungalow.

### CLOAKROOM

With low level WC, corner wash hand basin, frosted double glazed window and complementary tiling.

### LOUNGE

27'11" x 14'11" (8.51m x 4.55m)

The large lounge is a particular feature of the

property and has delightful views over the gardens. To the far end of the room, is a large Inglenook style fireplace with further double glazed windows overlooking the garden and a feature coal effect gas fire. Patio door leading to the gardens, three double radiators and inset ceiling spotlights. Open plan access to:

### DINING ROOM

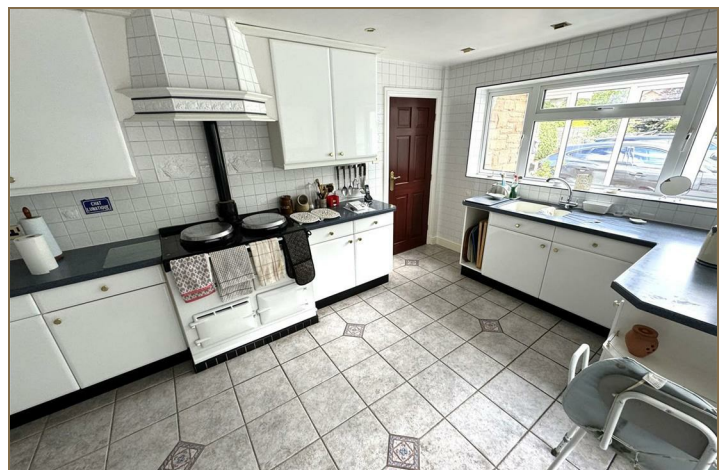
12'4" x 10'3" (3.76m x 3.12m)

With double glazed bay window overlooking the grounds, radiator and access to:

### DINING KITCHEN

18'9" x 15'1" (5.72m x 4.60m)

The spacious dining kitchen is another feature of this property and has a range of quality work surface/preparation areas, wall and base cupboards and an Aga. The kitchen is further complemented by an undermounted sink and drainer beneath a double glazed window overlooking the lean-to conservatory and there is complementary tiling to the walls, complementary tiling to the



floors and double glazed window to the side elevation. Access to a:

### **STUDY/BEDROOM FOUR**

14'5" x 9'5" (4.39m x 2.87m)

This room is used by the current vendor as a study but could be easily used as an additional bedroom. Patio doors lead to the garden and there is a range of quality fitted office furniture with open shelving and a radiator.

### **UTILITY CUPBOARD**

Which has space for a washing machine and tumble dryer above, storage and wall mounted boiler providing domestic hot water and central heating.

### **LEAN-TO CONSERVATORY**

13'6" x 4'1" (4.11m x 1.24m)

Situated just off the kitchen to the rear of the property is this useful space which has double glazed windows overlooking the rear garden, double glazed door to rear and exposed stone work.

### **BEDROOM ONE**

14'11" x 12'11" (4.55m x 3.94m)

Has a range of quality fitted bedroom furniture including wardrobes and vanity table, double glazed window and secret door leading to:

### **EN-SUITE**

9'2" x 8'8" (2.79m x 2.64m)

The large en-suite has a sink with storage cupboards beneath, low level WC, glazed shower cubicle and frosted double glazed window.

### **SHOWER ROOM**

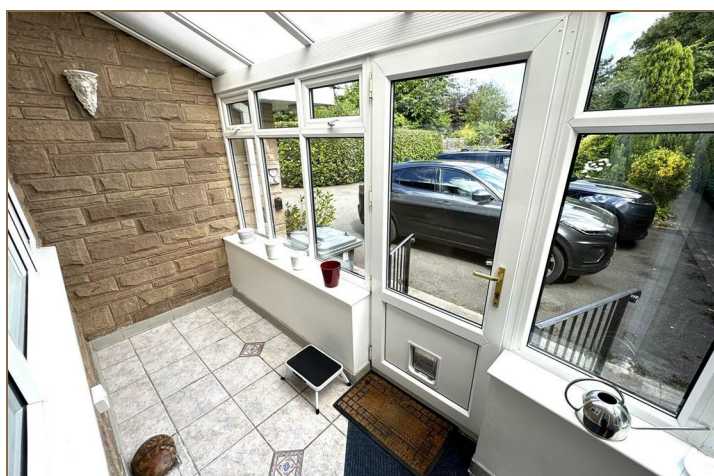
8'9" x 5'2" (2.67m x 1.57m)

Situated just off the rear corridor is an additional shower room with a low level WC, wash hand basin, shower cubicle with glazed screen and complementary tiling.

### **BEDROOM TWO**

11'11" x 11'11" (3.63m x 3.63m)

With double glazed bay window, double radiator and fitted wardrobes.



### **BEDROOM THREE**

12' x 11'11" (3.66m x 3.63m)

With double glazed window, radiator and fitted wardrobes.

### **OUTSIDE**

A particular feature of this property is the extensive grounds in which the property stands which are nestled behind mature trees just off Keats Avenue.

The property is approached via a private driveway which runs in between two large lawns which are bordered by mature trees and well stocked flower beds. The driveway leads around the rear of the house where there is an additional car parking and garden with further well stocked borders and mature trees. the drive leads further to the very bottom of the garden where there is a:

### **DOUBLE DETACHED GARAGE**

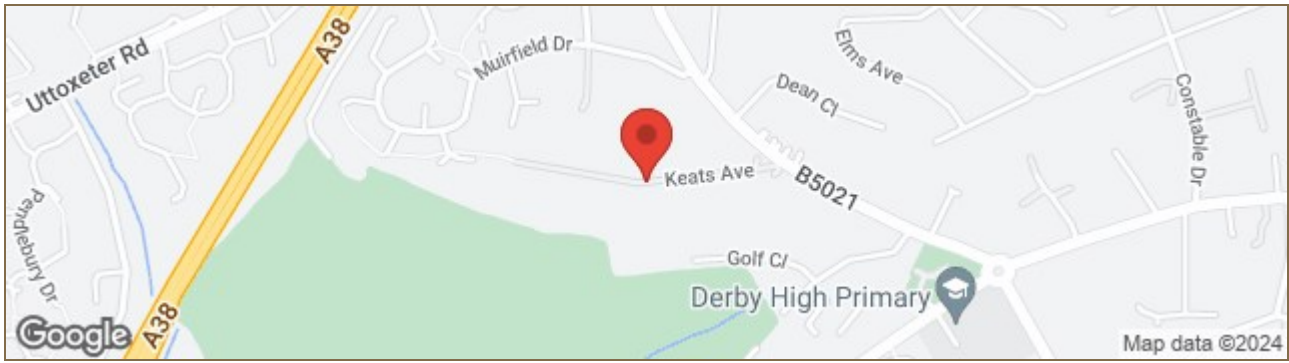
With two up and over doors, power and light.

### **PLEASE NOTE**

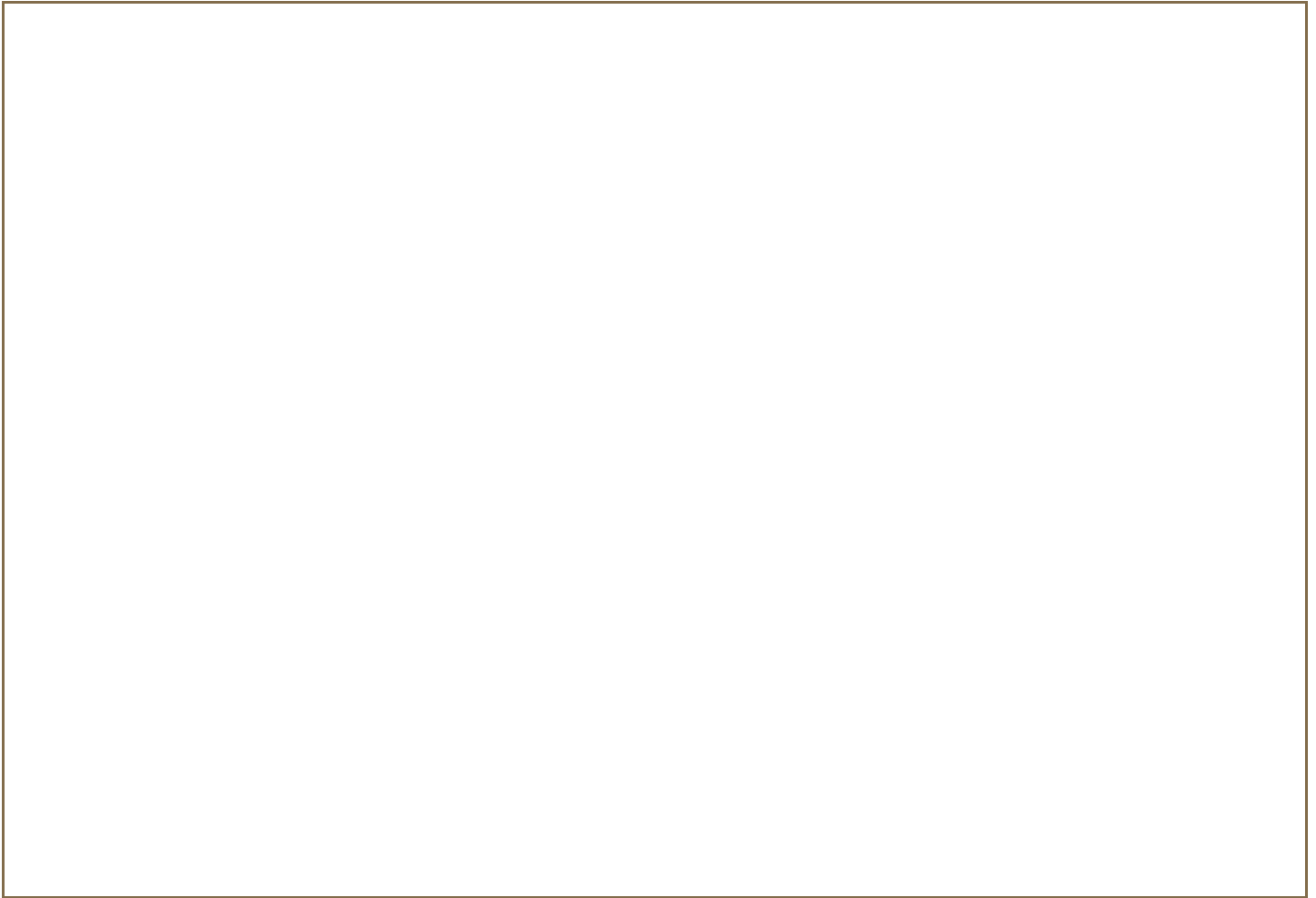
Prospective purchasers should note that this property has planning permission granted for the erection of a dwelling on the large area of lawn to the left hand side of the driveway. The planning permission can be viewed on the online planning portal using reference 22/01203/FUL. Prospective purchasers should note that although full planning permission is in place there would need to be further investigation work into access rights over Keats Avenue which is a private road. Further details relating to this can be obtained by the offices of Boxall Brown and Jones.



## Road Map



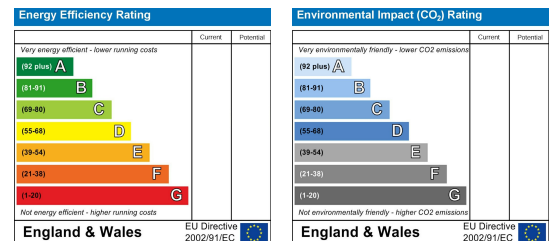
## Floor Plan



## 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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