



## 26 Wade Avenue, Littleover, Derby, DE23 6BG

**No Onward Chain**  
**£230,000**



A charming two double bedroom traditionally styled, retaining character, semi-detached property with spacious interior, delightful gardens and beautifully positioned in the heart of the village on this attractive tree lined avenue. No Chain.



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## **DIRECTIONS**

Approaching Littleover from Derby on Burton Road, enter the village, proceeding through the main shopping area turning right onto Harrington Road which becomes Wade Avenue and the subject property being located at the top of of the street on the right.

The gas centrally heated and UPVC double glazed accommodation which features high ceilings throughout comprises, entrance hallway, lounge with bay window, fitted kitchen with space for all appliances, rear sitting/dining room with French doors to the garden and cloakroom WC. To the first floor a passages landing leads to two large double bedrooms, one with fitted wardrobes, large bathroom and separate WC. There is potential to reconfigure the bathroom and separate WC to create a smaller third bedroom/study or even en-suite subject to building regulation approval.

Externally, there is a proudly maintained frontage and pathway leading to the side door and continuing through a gate to the rear. Charming cottage garden with potting shed, generous brick outbuilding for storage, seating area, lawn and summerhouse. The garden is very well stocked with a variety of plants and shrubs.

Located in Littleover old village, access to an impressive range of local shopping facilities is

highly convenient. There are also nearby schools including the noteworthy Littleover Community school on Pastures Hill. Derby city centre is a short distance away as is the Royal Hospital and A38. A regular public transport service is available.

## **ACCOMMODATION**

Entering be the property beneath a covered storm porch and through a UPVC double glazed door into;

## **GROUND FLOOR**

### **HALLWAY**

A formal hallway with laminate flooring throughout, stairs to first floor with open recess beneath suitable for coats and shoes, feature stained glass window, high ceilings with moulded cornices and radiator.

### **LOUNGE**

13'11" into bay x 13' (4.24m into bay x 3.96m)

A spacious and attractive lounge having a square bay window with UPVC double glazed windows fitted with half-height plantation shutters, laminate flooring, modern electric fire, twin chimney breast recess, picture rail, high ceilings with moulded cornices and radiator.

### **KITCHEN**

9'7" x 7'4" (2.92m x 2.24m)

Neatly fitted with a good range of wall, base and display units having matching cupboards

and drawers, laminate work surfaces, tiled walls, composite one and half sink and drainer, integrated electric oven, space for a microwave, gas hob and extractor fan over, plumbing and space for a washing machine, slimline dishwasher and American style fridge freezer, large UPVC double glazed window to side elevation, tiled floor, high ceilings with moulded cornices.

### **DINING / SITTING ROOM**

Adjoining the kitchen (offering potential to be combined - subject to building control regulations) providing a second pleasant reception area with UPVC double glazed French doors leading to the garden, laminate flooring, modern electric fire, chimney breast recesses, picture rail, high ceilings with moulded cornices and radiator.

### **CLOAKROOM WC**

Conveniently fitted with a low level WC and wash basin, tiled walls, UPVC double glazed window, extractor fan and radiator. This rooms adjoins a brick outbuilding store accessed from the garden.

## **FIRST FLOOR**

### **LANDING**

Passaged with independent access to all first floor rooms and loft.

### **DOUBLE BEDROOM ONE**

12'11" x 11'5" (3.94m x 3.48m)

A spacious bedroom spanning the full width of the house having twin chimney breast recesses, a large front facing UPVC double glazed window, ample space for all bedroom furniture, radiator.

### **DOUBLE BEDROOM TWO**

13' x 12'4" (3.96m x 3.76m)

A second delightful bedroom with rear facing UPVC double glazed window overlooking the garden, chimney breast recesses, built-in wardrobes, ample space for all bedroom furniture, radiator.

### **BATHROOM**

9'11" x 7'9" (3.02m x 2.36m)

A very spacious bathroom having a panelled bath with chrome shower over and tiled



walls, wash basin sat on a vanity unit with cupboard, built-in store cupboard, vinyl flooring, UPVC double glazed window and radiator.

### **SEPARATE WC**

Appointed with a low level WC and wash basin sat on a vanity unit with cupboard, vinyl flooring, UPVC double glazed window and radiator.

### **NOTE**

There is potential to reconfigure the bathroom and separate WC to create a smaller third bedroom/study or even en-suite subject to building regulation approval.

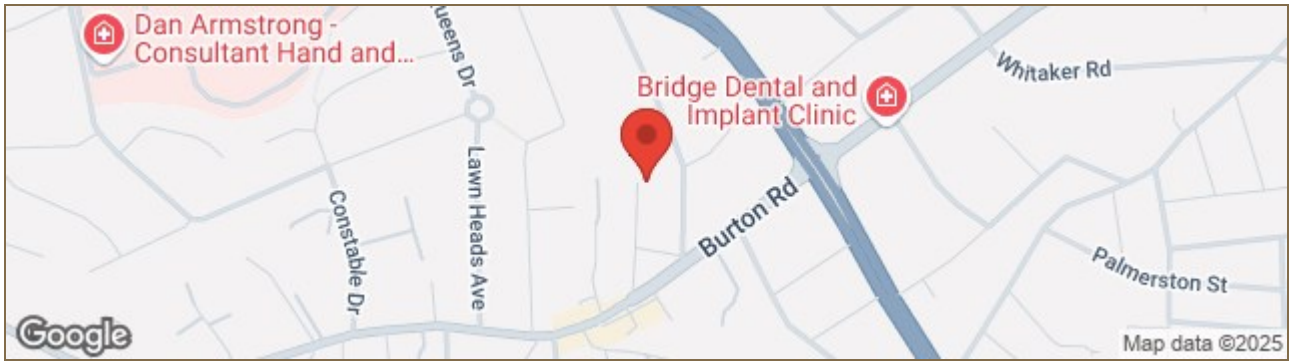
### **OUTSIDE**

Externally, there is a proudly maintained frontage and pathway leading to the side door and continuing through a gate to the rear. Charming cottage garden with potting shed, generous brick outbuilding for storage, seating area, lawn and summerhouse. The garden is very well stocked with a variety of plants and shrubs.

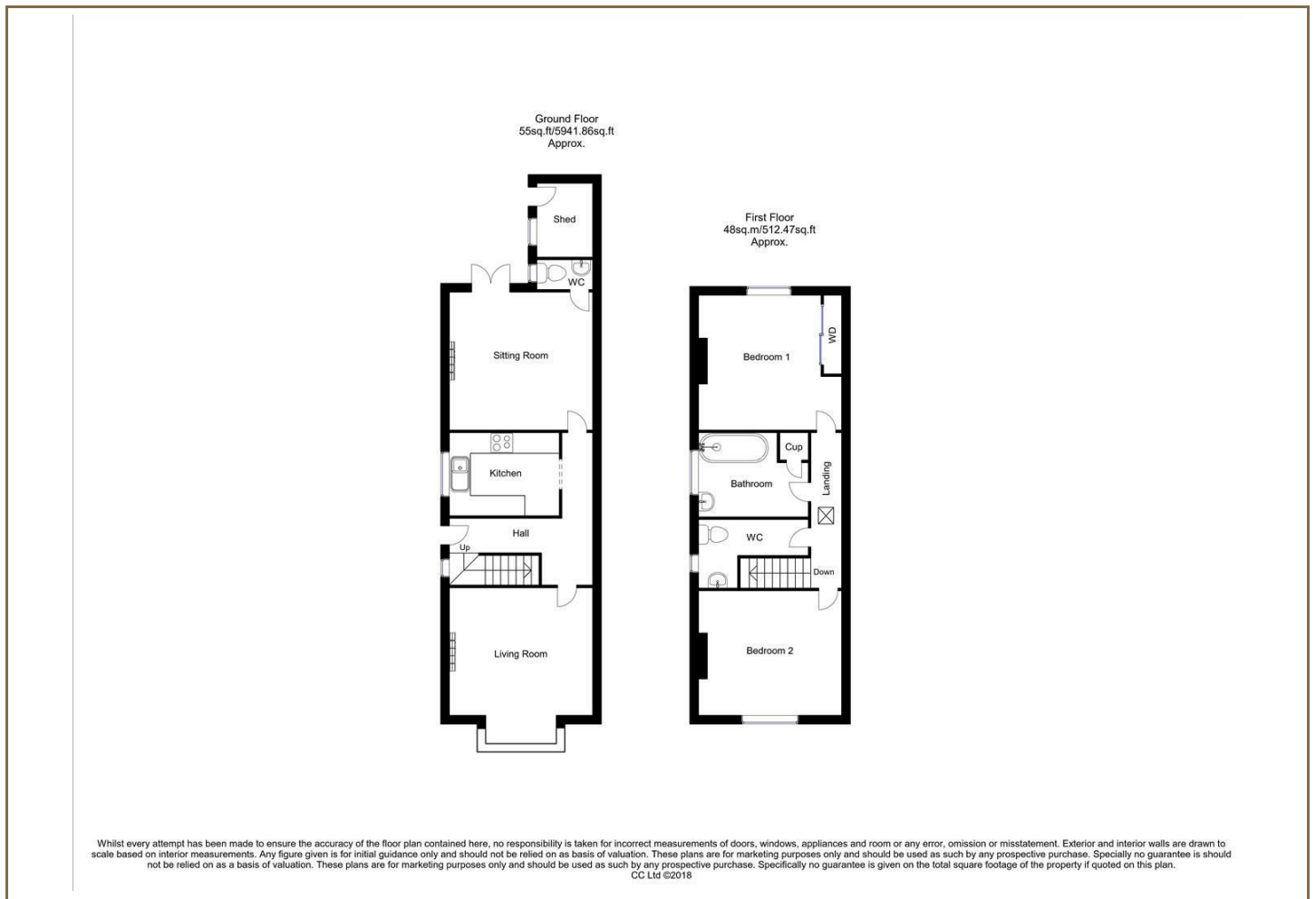




## Road Map



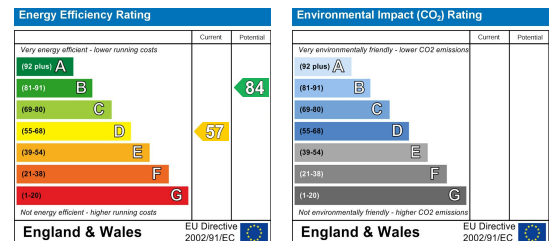
## Floor Plan



## 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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