

Brayfield Road, Littleover, Derby

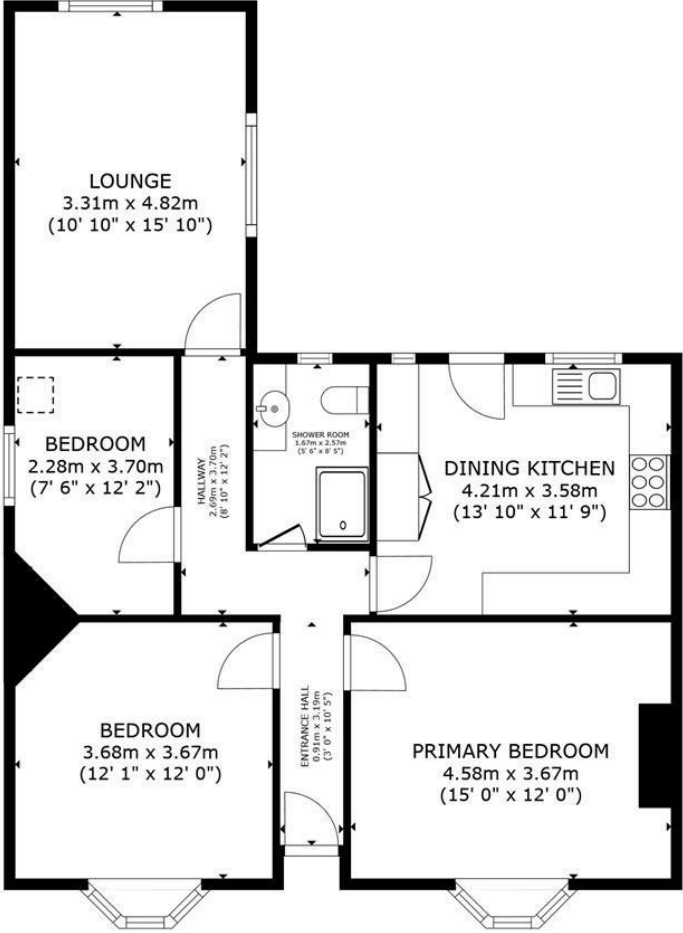
CURRAN  
BIRDS  
+ CO



Brayfield Road, Derby, DE23 6GT  
Offers in excess of £250,000

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# Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 85.4 m<sup>2</sup> (919 sq.ft.)  
TOTAL : 85.4 m<sup>2</sup> (919 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







NO CHAIN - An extended and well proportioned 1930's style three bedroom detached bungalow, occupying this highly convenient mature residential location close to local shops and amenities in Littleover Village. The property benefits from a lounge extension to the rear with french doors giving access to the private south facing enclosed rear garden.

The accommodation has the benefit of uPVC double glazing, gas central heating and in brief comprises: entrance hallway, lounge, dining kitchen, three bedrooms and shower room.

Outside, the property stands set back from Brayfield Road with a block paved driveway with gated access to both sides leading through to the delightful private and enclosed south facing rear garden with summerhouse and brick built outbuilding.

- Extended 1930's Style Detached Bungalow
- Sought after Location Close to Littleover Village
- Entrance Hallway, Lounge & Dining Kitchen
- Block Paved Driveway & Front Garden
- Close to Excellent Shops & Amenities in Littleover Village
- Requires Some Cosmetic Updating - Exciting Potential
- Gas Central Heating & uPVC Double glazing
- Three Bedrooms & Shower Room
- Delightful South Facing Rear Garden with Outbuilding
- No Chain Involved









## LOCALITY & AMENITIES

The property is located just a short walk away from an excellent range of local amenities in Littleover Village centre including a supermarket, post office, petrol station and a further range of retail outlets and a regular bus service into the City centre.

Local recreational facilities nearby include the local Congregational Cricket Club and CURC tennis club which are located just off Brayfield Road and also Littleover Tennis Club and Mickleover Golf Course.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway.

## THE ACCOMMODATION

### Open Storm Porch

Fitted with tiled floor, entrance through traditional wood panelled entrance door with obscure glazed inset window into the entrance hallway.

### Entrance Hallway

Fitted with ceramic tiled floor, central heating radiator, coving to ceiling and recessed halogen downlighters. Two glass panelled doors giving access through to the lounge and dining kitchen, plus panelled doors giving access through to all three bedrooms and shower room.

### Lounge

15'10 x 10'10 (4.83m x 3.30m)

Fitted with TV and telephone points, central heating radiator, two wall light points, coving to ceiling, uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the side giving access through to the rear garden.

### Dining Kitchen

13'10 x 11'9 (4.22m x 3.58m)

fitted with a range of white painted panelled units comprising wall, base and drawer units with roll edged work surface over, composite Franke sink drainer unit with chrome swan necked style mixer tap and mosaic style tiled splashbacks. Recess for a stand alone Classic range cooker with seven ring gas hob, double oven and grill and there is a built-in extractor canopy unit with extractor canopy over. Tall integrated fridge and freezer, tall built-in storage cupboard, ceramic tiled floor, central heating radiator, coving to ceiling, recessed halogen downlighters, two uPVC double glazed windows to the rear elevation and uPVC obscure double glazed door providing access through to the rear garden.

### Primary Bedroom

15'0 x 12'0 (4.57m x 3.66m)

Fitted with central heating radiator, coving to ceiling and uPVC double glazed bay window to the front elevation.

### Bedroom Two

12'1 x 12'0 (3.68m x 3.66m)

Fitted with central heating radiator, coving to ceiling and uPVC double glazed bay window to the front elevation.

### Bedroom Three

12'2 x 7'6 (3.71m x 2.29m)

Fitted with stripped wooden floorboards, central heating radiator, coving to ceiling and uPVC double glazed window to the side elevation.

### Shower Room

8'5 x 5'6 (2.57m x 1.68m)

Fitted with a three-piece white suite comprising low flush WC with chrome push button flush, ceramic wash hand basin built into an oak effect vanity unit with double opening cupboard doors below with chrome handles and roll edged laminated granite effect top. Double width shower with wall mounted mains fed shower unit, shower attachment, rain shower head above and ceramic tiled splashbacks. Oak effect flooring, modern chrome heated towel rail, shaver point, loft access, recessed halogen downlighters and uPVC obscure double glazed window to the rear elevation.

## OUTSIDE

### Frontage & Driveway

To the front of the property is a walled forecourt garden with planting borders, block paved driveway providing off road car standing for two vehicles, timber gated access to both sides of the property and block paved pathway to the right hand side.

### South Facing Enclosed Rear Garden

There is timber gated access into the rear garden with bin storage area. The rear garden has a block paved patio area, shaped lawn and planting borders. There is an outside cold water tap and access to a summerhouse/shed and brick built outbuilding.

### Brick Built Outbuilding

Fitted with power and light, angled polycarbonate roof and built-in shelving.

### Timber Framed Summerhouse/Storage

Fitted with double opening glass panelled doors and glass panelled windows to the front elevation with timber decked seating and outside lighting.

### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

### Council Tax Band - C

Derby City Council



## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

The Old Post Office Victoria Street, Derby, DE1 1EQ  
 Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co

## Energy Performance Graph

