

Patterdale Mews, Old Hall Avenue,  
Littleover

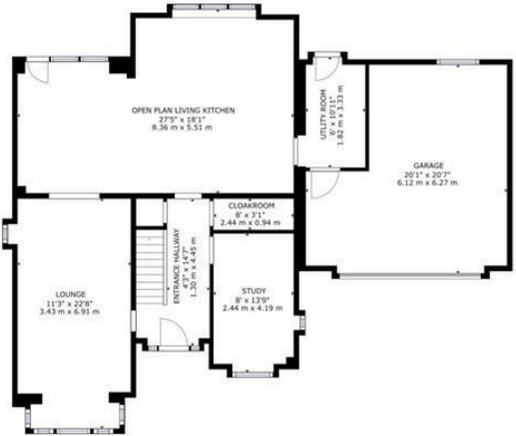


Old Hall Avenue, Derby, DE23 6EN

Offers in excess of £850,000



# Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 1006 sq ft, 93.42 m<sup>2</sup>, FLOOR 2: 1203 sq ft, 111.72 m<sup>2</sup>  
 FLOOR 3: 441 sq ft, 41.01 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 340 sq ft, 31.59 m<sup>2</sup>  
 REDUCED HEADROOM: 81 sq ft, 7.55 m<sup>2</sup>  
 TOTAL: 2650 sq ft, 246.15 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT - A most spacious high quality five double bedroom new build detached home of style and character with double garage, offering around 2650 square feet of living accommodation over three floors, with excellent energy efficiency including solar panels, excellent insulation and underfloor heating to the ground floor. The property is constructed to a high standard with a high quality specification.

The property is constructed to an exacting specification by a reputable local builder and will benefit from a 10 year NHBC Guarantee and is due for completion in summer 2024. The property also includes a full flooring package and landscaped gardens. For an early reservation, clients are able to choose from a range of kitchen, bathroom and tiling options.

The accommodation has underfloor heating to the ground floor, gas central heating and quality flush casement uPVC double glazed windows. In brief the accommodation comprises: entrance hallway, cloakroom, lounge, study, utility room and superb open plan living dining kitchen with bi-folding doors giving access to the rear garden.

The first floor landing leads to three double bedrooms. The spacious primary bedroom and bedroom two have the benefit of dressing areas and en-suite, bedroom three also has the benefit of an en-suite shower room. The second floor landing give access to: two further double bedrooms and shower room.

Outside the property benefits from a corner plot position with landscaped gardens to the front, side and rear with driveway to the front leading to the double integral garage and electric car charging point.

- Superior New Build Detached Home
- Around 2650 Square Feet of Living Accommodation
- Entrance Hall, Lounge with Bay Window, Study, Cloakroom & Utility Room
- Five Double Bedrooms with Four En-Suites
- Littleover School Catchment & Wren Park Primary School Catchment
- High Specification Home
- Energy Efficient Home with Solar Panels & Underfloor Heating
- Superb Open Plan Living Dining Kitchen with Bi-Folding Doors
- Driveway, Electric Car Charger, Double Garage & Landscaped Gardens,
- Close to the Royal Derby Hospital & Excellent Amenities in Littleover Village







## LOCALITY & AMENITIES

The property occupies a convenient cul-de-sac location within walking distance to the Royal Derby Hospital. There is an excellent range of amenities in Littleover Village centre, including a supermarket, post office, petrol station and a further range of retail outlets. Just a short drive away is Mickleover Village Centre which also offers a good range of local amenities, there is swift access to the A38 and A50 leading to the M1 motorway and the main motorway networks

The property falls within the catchment area for the noted Littleover Community School and is a short walking distance from Wren Park Primary school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

This location is well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

## THE ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

14'7 x 7'3 (4.45m x 2.21m)

#### Cloakroom

8'0 x 3'1 (2.44m x 0.94m)

#### Study

13'9 x 8'0 (4.19m x 2.44m)

#### Lounge

22'8 into bay x 11'3 (6.91m into bay x 3.43m)

#### Open Plan Living Dining Kitchen

27'5 x 18'1 maximum (8.36m x 5.51m maximum)

#### Utility Room

10'11 x 6'0 (3.33m x 1.83m)

### FIRST FLOOR

#### Landing

20'0 x 7'3 (6.10m x 2.21m)

#### Primary Bedroom

19'6 x 18'1 maximum (5.94m x 5.51m maximum)

#### Dressing Room

8'4 x 6'3 (2.54m x 1.91m)

#### En-Suite

9'11 x 8'4 (3.02m x 2.54m)

#### Bedroom Two

15'10 x 12'9 (4.83m x 3.89m)

#### Dressing Area

11'3 x 7'7 (3.43m x 2.31m)

#### En-Suite

11'3 x 4'10 (3.43m x 1.47m)

#### Bedroom Three

14'2 x 11'3 (4.32m x 3.43m)

#### En-Suite

11'3 x 4'7 (3.43m x 1.40m)

### SECOND FLOOR

#### Landing

#### Bedroom Four

18'10 maximum x 11'3 (5.74m maximum x 3.43m)

#### Bedroom Five

18'11 maximum x 13'2 maximum (5.77m maximum x 4.01m maximum)

#### En-Suite

8'9 x 5'5 (2.67m x 1.65m)

### OUTSIDE

#### Frontage & Driveway

#### Double Garage

20'1 x 20'7 maximum (6.12m x 6.27m maximum)

#### Enclosed Rear Garden

#### Measured by Matterport

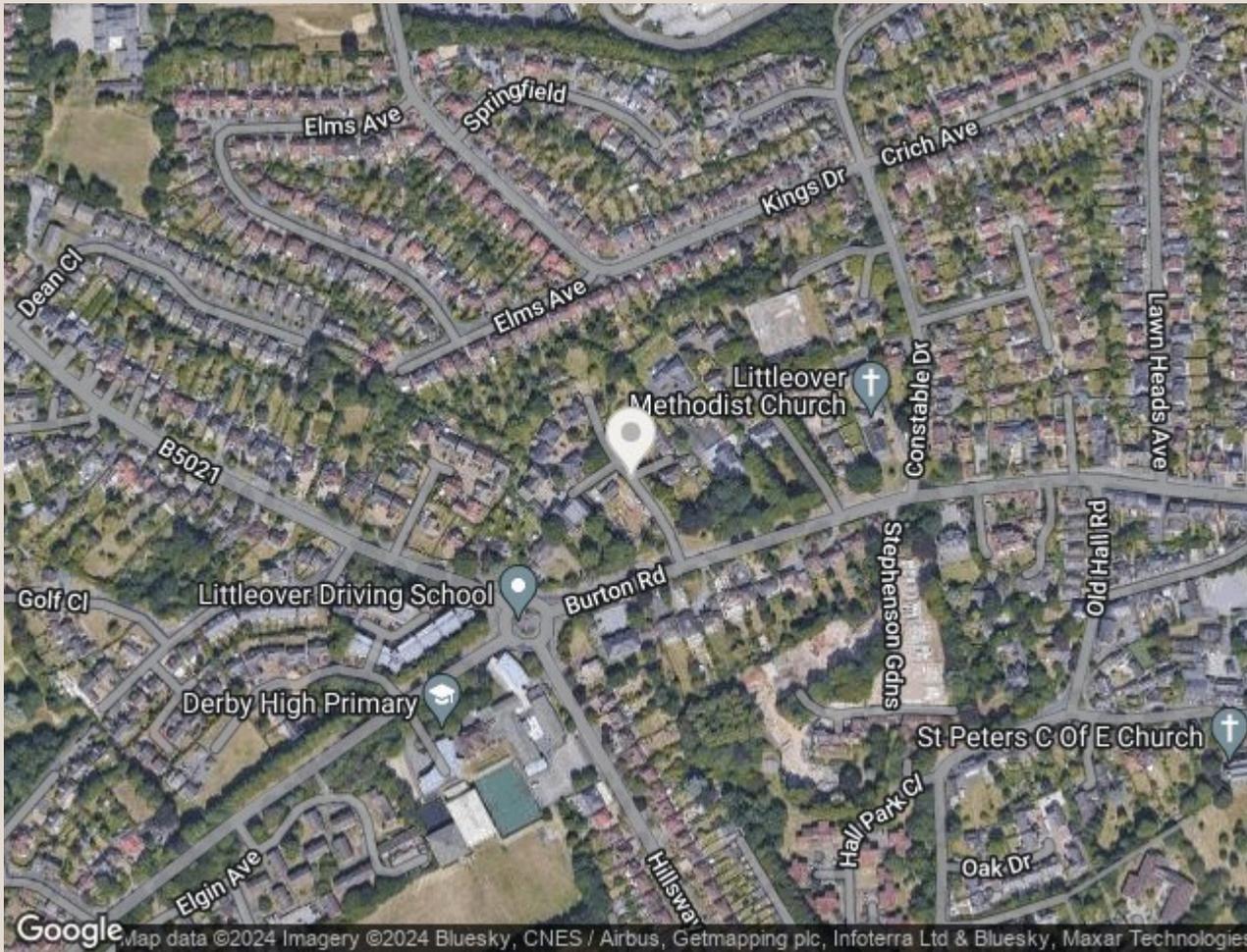
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

#### PLEASE NOTE

The images are digitally created and are for illustrative purposes only.

#### Council Tax Band - (TBC)

Derby City Council



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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