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Willson Avenue
Littleover
£450,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUPERB EXTENDED FIVE BEDROOM BUNGALOW - A most deceptive extended detached bungalow, offering around 1450 square feet of versatile and most spacious family sized living accommodation with delightful south facing rear garden. The property is located close to excellent local amenities, schooling and parkland.

The property has been significantly extended and re-modelled by the current vendors and has been beautifully appointed throughout. The highlights of this spacious detached bungalow are the most spacious living room and superb contemporary dining kitchen both with bi-folding doors giving access to the beautiful south facing landscaped rear gardens. The property also offers five bedrooms, contemporary bathroom and shower room. The primary bedroom suite also has the benefit of walk in wardrobe and contemporary en-suite shower room.

The property offers a generous plot with paved driveway to the front and a beautiful private and enclosed south facing landscaped rear gardens with paved seating areas, generous lawn, two large timber framed sheds and a greenhouse.





The Detail

A most deceptive detached bungalow that has been substantially extended and remodelled by the current vendors. The property has been beautifully appointed throughout and this property offers spacious and versatile accommodation offering around 1450 square feet of family sized accommodation.

This property is set within delightful mature residential position and is positioned within easy access of excellent local shops and amenities. There are also several local parks and open green spaces close by including Sunnydale Park, King George V playing fields and Millenium Wood.

The property has the benefit of gas central heating, uPVC double glazing and in brief the property comprises: large entrance hallway that provides access to all rooms. The spacious lounge offers engineered oak flooring and bi-folding doors giving access to the rear garden. There is also open plan access from the lounge giving access to the spacious contemporary dining kitchen fitted with a range a grey high gloss finish units and a comprehensive range of integrated appliances. The light and spacious kitchen also offers a glass lantern and bi-folding doors giving access to the rear garden. The hallway also provides access a utility room, five bedrooms, contemporary four piece bathroom and contemporary shower room. The spacious primary bedroom also offers a walk in wardrobe and contemporary en-suite shower room.



The property offers a generous plot with paved driveway to the front with gated access to the side leading to the delightful south private and enclosed south facing landscaped rear gardens. This generous garden plot has been beautifully landscaped and has a paved patio area giving access to with bi-folding doors to the lounge and dining kitchen. There is a generous raised level lawn with raised level planting beds, further generous patio area at the rear of the garden giving access to the large timber framed shed/summerhouse measuring 18ft x 14ft and there is a further shed measuring 16ft x 7.5ft which has been divided into two equal sections and has power and light. There is also an 8ft x 8ft aluminium framed greenhouse to be included within the sale.





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The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

The property is located within easy access of local schooling and falls within the catchment area for Derby Moor Academy

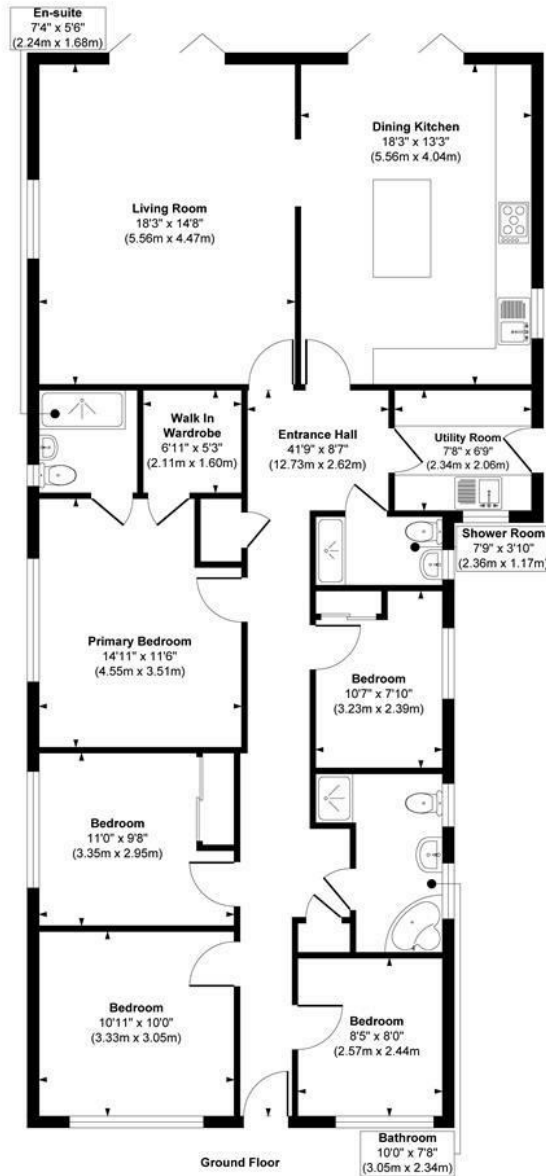
Local recreational facilities nearby include King George V playing fields, Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.







Willson Avenue, Littleover



Approx. Gross Internal Floor Area 1455 sq. ft / 135.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Stunning & Most Deceptive Extended Detached Bungalow
- Around 1450 Square Feet of Living Accommodation
- Significantly Extended & Remodelled to a Quality Standard
- Gas Central Heating & uPVC Double Glazing
- Spacious Entrance Hallway, Utility Room & Spacious Living Room with Bi-Folding Doors
- Spacious Contemporary Dining Kitchen with Bi-Folding Doors
- Five Bedrooms, Contemporary Four Piece Bathroom, Shower Room & En-Suite
- Primary Bedroom with Walk in Wardrobe and Contemporary En-Suite
- Driveway & Delightful South Facing Landscaped Rear Gardens with Two Large Sheds
- Close to Excellent Local Amenities & Local Shops

Size

Approx 1455.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

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