



CURRAN BIRDS + CO

Wade Avenue
Littleover, Derby
Offers in excess of: £220,000

CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT - A beautifully presented Edwardian end-terraced home with two generous double bedrooms and a study. This period home blends character features with modern comfort and has undergone significant improvement over recent years and includes a superb re-fitted kitchen and new slate roof installed in August 2024, replacement seamless aluminium guttering, under soffits and fascias and new double glazing throughout installed in 2023. This spacious and well proportioned home enjoys this delightful cul-de-sac location just a short walk from the village centre and excellent local shops and amenities.

The property has an entrance hallway, dining room with bay window, lounge, superb re-fitted kitchen, sun room and two brick built stores. The first floor landing leads to two generous double bedrooms, study and contemporary bathroom. Outside the property has a delightful landscaped enclosed garden to the rear with pathway, paved patio and lawn.





The Detail

This attractive Edwardian end-terrace home, thoughtfully updated while retaining its period charm, offers spacious and versatile living across two floors. The entrance hallway leads into a bright dining room, enhanced by a bay window and ornate coving. A comfortable lounge provides a welcoming space, this provides access to the beautifully appointed re-fitted kitchen. The kitchen is well-equipped with modern grey panelled units, integrated oven and hob and ample space for appliances. A side door opens to the enclosed rear garden and gives access to a timber framed sun room and two brick built stores.

Upstairs, two generous double bedrooms are complemented by a study, perfect for home working. The stylish bathroom includes a white three-piece suite with a bath with shower, low flush wc and pedestal wash hand basin.

Outside, the property has a walled forecourt garden to the front of the property with metal gate and paved pathway access to the front door. There is a delightful landscaped enclosed garden to the rear with paved patio, area laid to lawn and a timber framed shed.

This property occupies a prime position within the Littleover School catchment, this home is an excellent choice for buyers seeking period charm with modern convenience.







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The Location

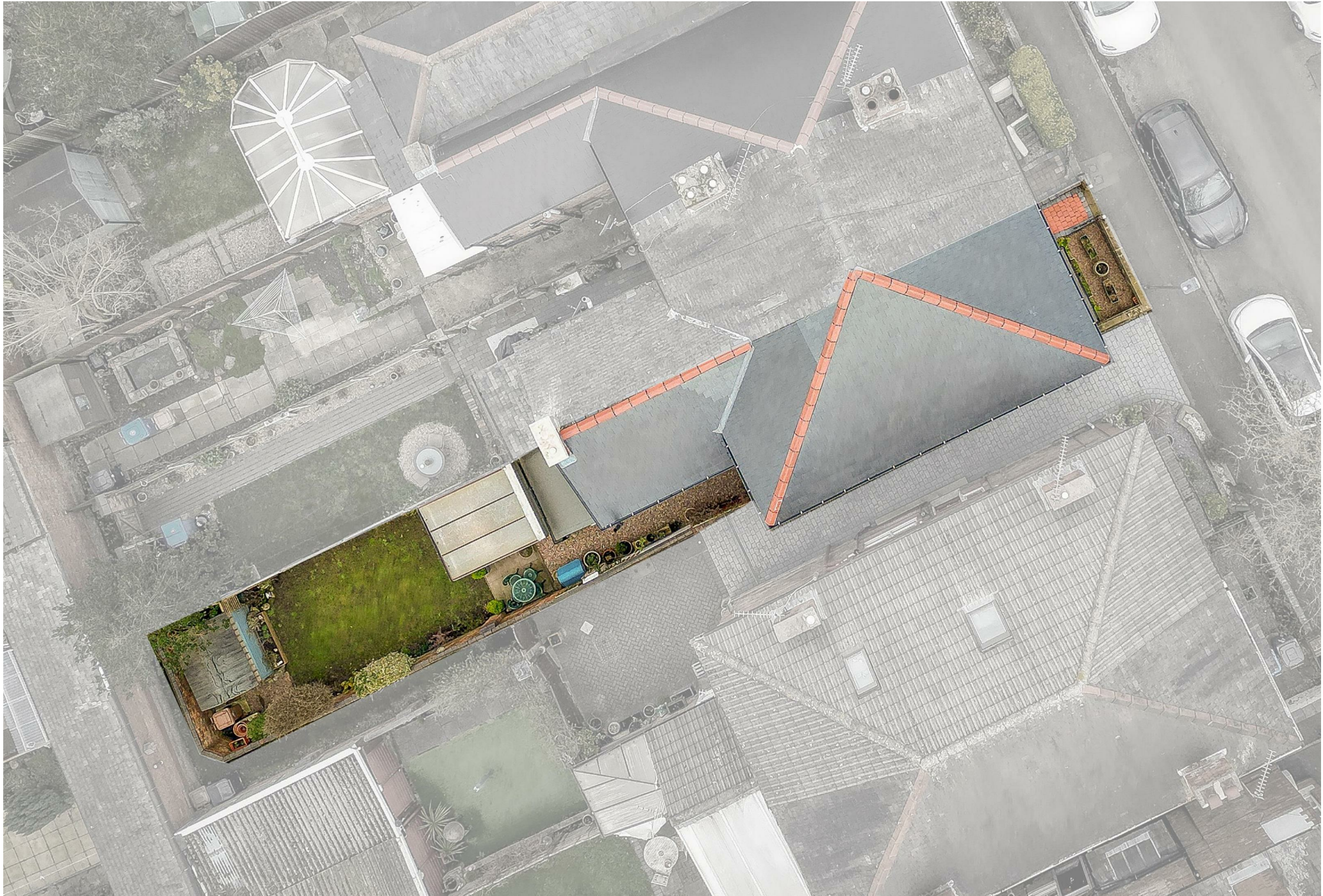
Wade Avenue enjoys a prime position in the heart of Littleover Village, a location celebrated for its welcoming community and excellent amenities. Just a short walk away, you'll find well-loved local spots such as Zanfish fish & chip shop, Insomnia coffee shop, a petrol station, and a convenient supermarket. For a wider range of shopping options, Kingsway Retail Park is only a short drive away.

Families will appreciate the property's inclusion in the catchment area for the highly regarded Littleover School. Commuters benefit from easy access to major employers, including Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Transport connections are excellent, with the A38 and A50 providing swift links to the M1, while frequent bus services along Burton Road offer a direct route to Derby City Centre.

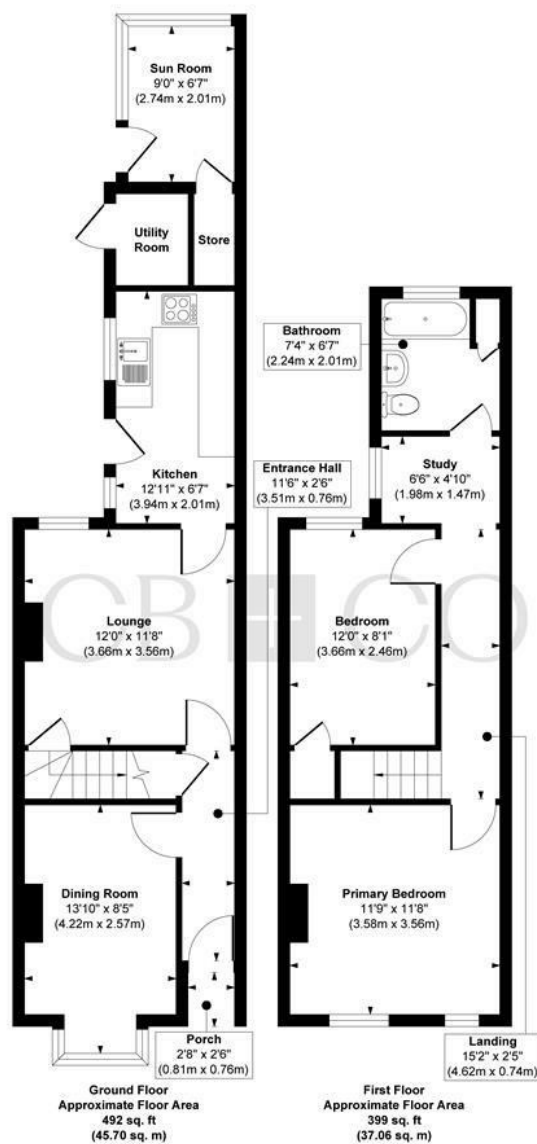
Recreational opportunities are plentiful, with King George V playing fields and Littleover Tennis Club offering green spaces and sports facilities. Golf enthusiasts can enjoy nearby Mickleover Golf Club, which features well-maintained fairways and a welcoming clubhouse, making this a fantastic location for those seeking both convenience and leisure.







Wade Avenue, Littleover



The Particulars

- Beautiful Edwardian Bay Fronted End Terraced Home
- Littleover School Catchment Area
- Much Improved Property - Includes Recently Replaced Roof
- Well Presented - Wealth of Character & Charm
- Entrance Hallway, Dining Room with Bay Window, Separate Lounge
- Modern Re-Fitted Kitchen, Two Stores & Sun Room
- Two Double Bedrooms, Study & Well Appointed Bathroom
- Landscaped Rear Garden & Timber Shed
- Situated in the heart of Littleover Village close to Local Shops
- Easy Access to the Royal Derby Hospital

Size

Approx 891.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

Approx. Gross Internal Floor Area 891 sq. ft / 82.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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Let's *Talk*

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