



Wade Avenue, Littleover Derby DE23 6BG

welcome to

Wade Avenue, Littleover Derby

This superb, extended home provides generous accommodation finished to an impressive standard throughout. Located within Littleover Community School catchment, close to amenities and access into the City Centre, this spacious four bedroom house would make a wonderful family home.





Ground Floor



First Floor

Hallway

Lounge

8' 8" x 15' 2" (2.64m x 4.62m)

Kitchen Diner

14' 4" x 23' 1" (4.37m x 7.04m)

Garden Room

16' 6" x 14' 9" (5.03m x 4.50m)

Utility Room

Cloakroom

Reception Room 2 (extension)

11' 7" x 20' 11" (3.53m x 6.38m)

Reception Room 3 (extension)

8' 5" x 13' 9" (2.57m x 4.19m)

Store

Cloakroom

Stairs & Landing

Bedroom One

18' 9" x 12' 6" (5.71m x 3.81m)

En Suite

Bedroom Two

15' 2" x 12' 1" (4.62m x 3.68m)

En Suite

Bedroom Three

14' 4" x 12' 11" (4.37m x 3.94m)

Bedroom Four

9' 11" x 14' 5" (3.02m x 4.39m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Wade Avenue, Littleover Derby

- Extended Detached Home
- Four Bedrooms with Two En Suites
- Four Reception Rooms
- Sought After Location in Littleover
- Council Tax Band F

Tenure: Freehold EPC Rating: D

offers over

£610,000

Located on a wonderful tree-lined street boasting imposing Edwardian homes is this significantly extended family home. Accessed from Burton Road, Wade Avenue sits in the heart of Littleover, close to local shops and amenities, as well as being within easy reach of local transport links into the City Centre and the wider area.

This superb home has been extended by the previous owners to provide generous accommodation finished to an impressive standard throughout. In brief, the accommodation comprises: Entrance hall with stairs ascending to the first floor and storage beneath, lounge to the front of the home with beautiful bay window, a generous kitchen diner with doorway into the handy utility room and gorgeous garden room with lantern roof and outlook & access into the rear garden, from the utility room is a convenient cloakroom. Into the extended accommodation, two spacious further reception rooms have been created, the largest at the front with access to the outside, and doorways to a storage room and second ground floor cloakroom. The first floor landing connects four well-balanced bedrooms, with the two largest boasting their own en suites, and finally, the first floor is completed by the family bathroom.

Outside, there is a generous block-paved driveway and fully enclosed garden to the rear, mainly laid to lawn with planned borders. Viewing is highly recommended to appreciate the space and specification on offer.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119287](https://www.bagshawsresidential.co.uk/Property/DBY119287)



Property Ref:
DBY119287 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)