



**Sundown Avenue, Littleover Derby DE23 1GY**

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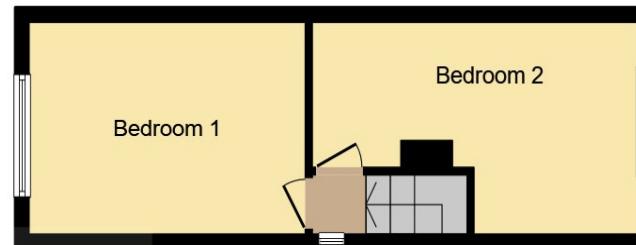
## Sundown Avenue, Littleover Derby

Spacious 3-bedroom detached home with conservatory, garage, plus driveway and generous gardens. Situated in a sought-after residential area, this family-friendly property offers a cosy feel with potential to upgrade.





**Ground Floor**



**First Floor**

**Lounge**

10' MAX x 16' 2" MAX ( 3.05m MAX x 4.93m MAX )

**Dining Room**

11' 5" MAX x 12' 7" MAX ( 3.48m MAX x 3.84m MAX )

**Bedroom Three**

9' 4" MAX x 8' 4" MAX ( 2.84m MAX x 2.54m MAX )

**Kitchen**

10' 6" MAX x 13' 4" MAX ( 3.20m MAX x 4.06m MAX )

**Bathroom**

6' 6" MAX x 6' 6" MAX ( 1.98m MAX x 1.98m MAX )

**Conservatory**

13' 4" MAX x 8' 8" MAX ( 4.06m MAX x 2.64m MAX )

**Bedroom One**

9' 1" MAX x 12' 8" MAX ( 2.77m MAX x 3.86m MAX )

**Bedroom Two**

9' 4" MAX x 15' 5" MAX ( 2.84m MAX x 4.70m MAX )

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](http://www.focalagent.com)

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## Sundown Avenue, Littleover Derby

- Detached 3-bedroom family home in a sought-after area
- Bright conservatory overlooking the garden
- Spacious lounge and dining area
- Fitted kitchen with dining space
- Generous, well-maintained front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£250,000**

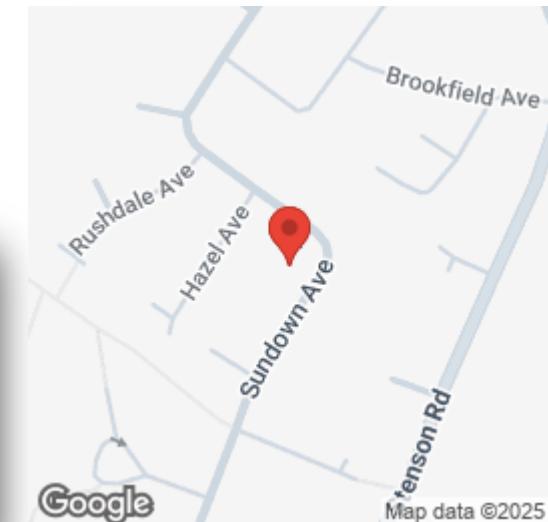


This charming three-bedroom detached house is located in a highly sought-after residential area, offering both comfort and potential for those looking to create their ideal family home. With a clean and cosy feel throughout, the property provides plenty of scope to modernise and personalise to your taste.

On the ground floor, you'll find a welcoming lounge and dining area, family bathroom and bedroom three. A fitted kitchen with space for everyday family dining, and a bright conservatory that looks out over the large rear garden - perfect for relaxing or entertaining. Upstairs, there are two good-sized bedrooms, providing ample space for a growing family.

This beautiful well-kept property is set on a generous plot with well-maintained front and rear gardens, offering plenty of outdoor space. A driveway & garage add convenience.

The surrounding area is well-regarded for its friendly community feel, excellent local schools, and convenient access to shops, leisure facilities, and transport links. A rare opportunity to secure a detached family home with space inside and out in such a desirable location.



**view this property online** [bagshawsresidential.co.uk/Property/DBY120920](http://bagshawsresidential.co.uk/Property/DBY120920)

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**01332 361308**



Derby@bagshawsresidential.co.uk



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



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