



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



**welcome to**

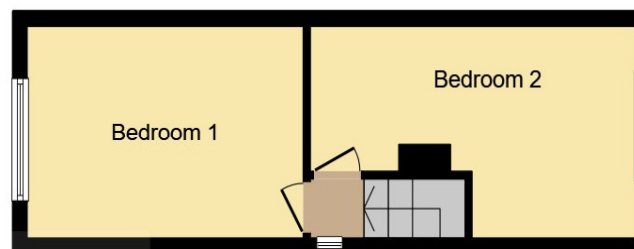
**Sundown Avenue, Littleover Derby**

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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY120920 - 0004

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