



Heath Avenue, Littleover, Derby, DE23 6DJ

welcome to

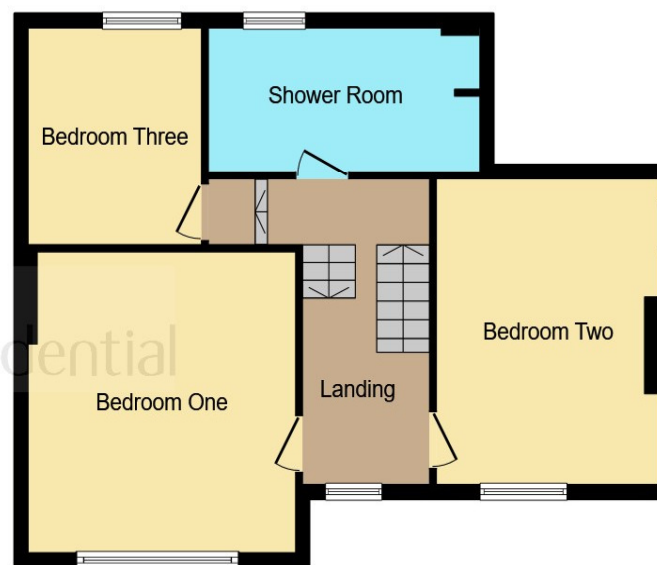
Heath Avenue, Littleover Derby

A grand three-bedroom Edwardian home in the heart of sought-after Littleover, offering spacious living, period charm, and huge gardens. Ideal for families or those seeking a rewarding renovation project, comes with planning permission and close to excellent schools and city links.





Ground Floor



First Floor

Lounge

22' 9" Max x 12' 5" Max (6.93m Max x 3.78m Max)

Dining Room

13' 9" Max x 13' 11" Max (4.19m Max x 4.24m Max)

Garden Room

11' 3" Max x 6' 3" Max (3.43m Max x 1.91m Max)

Kitchen

9' 9" Max x 13' 5" Max (2.97m Max x 4.09m Max)

Shower Room

6' 2" Max x 9' 4" Max (1.88m Max x 2.84m Max)

Bedroom 1

13' 8" Max x 12' 5" Max (4.17m Max x 3.78m Max)

Bedroom 2

14' 10" Max x 12' 5" Max (4.52m Max x 3.78m Max)

Bedroom 3

10' 1" Max x 8' 5" Max (3.07m Max x 2.57m Max)

Shower Room

6' 6" Max x 13' 4" Max (1.98m Max x 4.06m 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

welcome to

Heath Avenue, Littleover, Derby

- Grand three-bedroom Edwardian home full of character
- Original hallway floor tiles and period features throughout
- Well-equipped fitted kitchen
- Family bathroom plus convenient downstairs shower room
- Spacious lounge, dining room, and extended garden room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£585,000



Welcome to this grand three-bedroom Edwardian home, perfectly situated in the highly desirable area of Littleover, Derby. Full of potential and character, this spacious property offers a wonderful opportunity for families looking to create their forever home.

Step through the impressive hallway, featuring original floor tiles, and discover generous living spaces throughout. The large lounge has a big fireplace and plenty of space to add your signature decor. The dining room, kitchen and Garden Room all lead off the Hallway- perfect for entertaining or relaxing with family. In addition, there is a practical downstairs shower room. Upstairs, you'll find three good-sized bedrooms and a family bathroom, providing plenty of space for everyone.

Outside, this property truly shines with a huge garden, shed, and ample outdoor space surrounding the home - ideal for children, pets, and gardeners alike.

Located in one of Derby's most sought-after residential areas, Littleover offers an excellent range of schools, shops, and parks, as well as easy access to the city centre and major routes including the A50, M1, and A38. A rare opportunity to transform a beautiful period home into something truly special.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120165



Property Ref:
DBY120165 - 0005

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