



Tutbury Avenue, Littleover Derby DE23 3UX

welcome to

Tutbury Avenue, Littleover Derby

Ideally located in a popular residential development in Littleover, with easy access to local amenities, this stunning property offers a breakfast kitchen, lounge, w/c, three well proportioned bedrooms, master ensuite, family bathroom, off road parking, and a private, enclosed rear garden.



Entrance Hall

With double glazed window to the side, access to stairs to first floor, and doors to breakfast, lounge, downstairs w/c, and under-stair storage cupboard.

Breakfast Kitchen

11' 2" x 9' 8" (3.40m x 2.95m)

With matching base and wall units, built in oven and gas hob with over-head extraction hood, space for other appliances including plumbing for dishwasher and washing machine, radiator, and double glazed window to the front.

Lounge

15' 5" x 12' 8" (4.70m x 3.86m)

Spacious lounge with carpeted flooring, radiator, double glazed window to the side, and UPVC double glazed french doors to the rear, leading to the garden.

Cloakroom

Ground floor cloakroom with w/c and wash hand basin

First Floor Landing

With doors to:

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

Master bedroom with carpeted flooring, radiator, double glazed window to the front, and ensuite shower room, with shower, w/c, wash hand basin, radiator, and double glazed frosted window to the front.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

Double bedroom with carpeted flooring, radiator, and double glazed window to the rear.

Bedroom Three

11' 9" x 6' 5" (3.58m x 1.96m)

With carpeted flooring, radiator, and double glazed window to the rear

Family Bathroom

With bath, w/c, wash hand basin, wall-mounted medicine cabinet, and complementary tiling to the walls.

External

Easily, and beautifully, maintained rear garden, mainly laid-to-lawn, with a patio area and a gate for access to the side and front of the property, bordered with a red brick wall. To the side, another lawned area bordered with mature hedges, and to the front, a patio walkway with railings, enhance the enviable look of the property. It also benefits from off-road parking for multiple vehicles.



view this property online bagshawsresidential.co.uk/Property/MVR108406



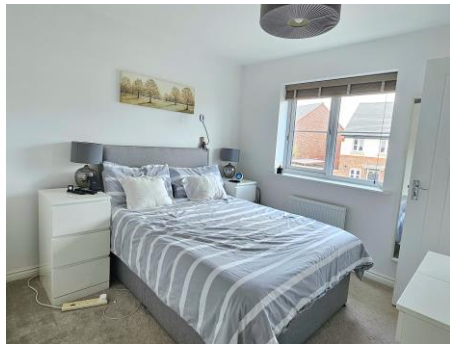
welcome to

Tutbury Avenue, Littleover Derby

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED
- POPULAR RESIDENTIAL DEVELOPMENT IN LITTLEOVER
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PRIVATE AND ENCLOSED REAR GARDEN
- NHBC WARRANTY REMAINING

Tenure: Freehold EPC Rating: B

£260,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108406



Property Ref:
MVR108406 - 0003

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 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk