

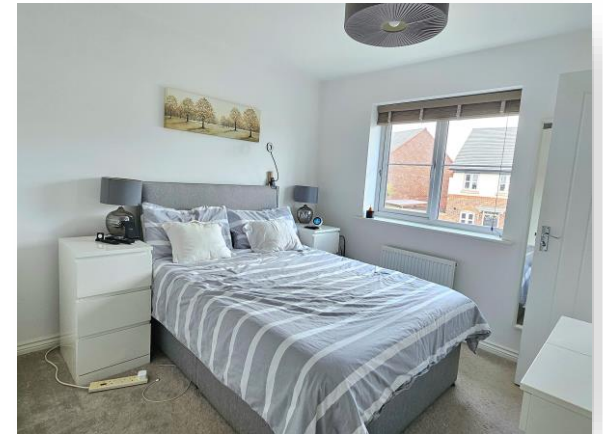


Tutbury Avenue, Littleover Derby DE23 3UX

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.



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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

offers in excess of

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108510 - 0005

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