



**Sherwood Avenue, Littleover DERBY DE23 1NF**

**welcome to**

**Sherwood Avenue, Littleover DERBY**

Situated in the sought-after Derbyshire village of Littleover, comprising of a entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally, to the front a driveway and to the rear, a private garden. Call us now to view!



### Entrance Hall

Entrance hall accessed from the side of the property, provides access to the lounge, dining room, kitchen, bedroom and shower room. Fitted with wood laminate flooring and a radiator.

### Lounge

10' 11" x 16' 9" ( 3.33m x 5.11m )

Spacious lounge with wood laminate flooring, a double-glazed bay window to the front and a radiator.

### Kitchen

17' 2" x 9' 7" ( 5.23m x 2.92m )

Fitted kitchen comprising of a range of matching wall, base and drawer units, with an integrated oven, four ring gas hob, stainless steel one bowl sink with drainer and mixer tap. Additionally, space and plumbing for further appliances. Fitted with tiled flooring, tiled walls, a radiator, two double-glazed windows to the side/rear and a door to the side.

### Bedroom One

10' 1" x 15' 8" ( 3.07m x 4.78m )

Beautifully spacious double bedroom, with wood laminate flooring, a radiator and patio doors to the rear, allowing plenty of natural light to flood the room.

### Bedroom Two

9' 11" x 8' 11" ( 3.02m x 2.72m )

Double bedroom with wood laminate flooring, a radiator and a double-glazed window to the front.

### Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and a double-shower. Fitted with tiled flooring and a frosted double-glazed window to the side.

### External

Externally, to the front, partially laid-to-lawn with some mature shrubbery and a driveway providing off-road parking for multiple vehicles. To the rear, a patio paved low maintenance garden, perfect for

seating with trees and shrubbery at the bottom of the garden and single garage with an up and over door.



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## **Sherwood Avenue, Littleover DERBY**

- SEMI-DETACHED BUNGALOW IN LITTLEOVER
- TWO WELL-PROPORTIONED BEDROOMS
- KITCHEN AND LOUNGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR108893 - 0009

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