





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



# welcome to

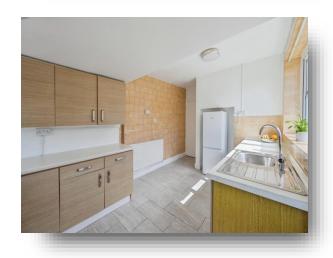
# **Sherwood Avenue, Littleover DERBY**

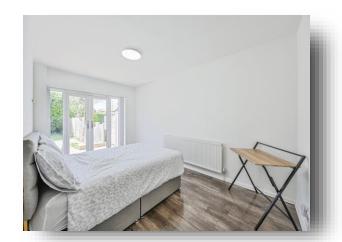
Situated in the sought-after Derbyshire village of Littleover, comprising of a entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally, to the front a driveway and to the rear, a private garden. Call us now to view!













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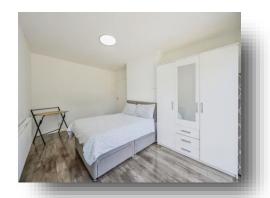
- SEMI-DETACHED BUNGALOW IN LITTLEOVER
- TWO WELL-PROPORTIONED BEDROOMS
- KITCHEN AND LOUNGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£240,000









Please note the marker reflects the postcode not the actual property

# view this property online bagshawsresidential.co.uk/Property/MVR108893



Property Ref: MVR108893 - 0009 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 quidance 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.





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