



Westcroft Avenue, Littleover Derby DE23 1NN

welcome to

Westcroft Avenue, Littleover Derby

This traditional three bedroom semi detached property is located in a pleasant cul-de-sac in the sought after area of Littleover.



Entrance

Having a door to the front.

Lounge

10' 5" x 11' 5" (3.17m x 3.48m)

Having a upvc bay window to the front, feature fireplace and radiator,

Dining Room

10' 5" x 11' 6" Into recess (3.17m x 3.51m Into recess)

Having a upvc window to rear, useful under the stairs storage cupboard, feature fireplace with a gas fire, radiator and opening to;

Kitchen

11' 3" x 4' (3.43m x 1.22m)

Having a range wall and base units, rolled edge working surface, sink and drainer unit, integrated stainless steel gas hob and electric oven, space and plumbing for washing machine, useful appliance space, tiling to walls and floor, UPVC window to side and UPVC door leading to the rear garden.

Landing

Having attic access and doors to rooms.

Bedroom One

9' 11" Into wardrobes x 10' 4" (3.02m Into wardrobes x 3.15m)

Having a upvc bay window to the front, fitted wardrobes and radiator,

Bedroom Two

9' 6" x 8' 3" (2.90m x 2.51m)

Having a upvc window to the rear, wardrobes and over head cupboard and radiator.

Bedroom Three

8' 4" x 5' 11" (2.54m x 1.80m)

Having a upvc window to the rear and radiator.

Bathroom

Having a three piece suite, wash hand basin, paneled bath, w/c, and a window to the rear.

Outside

To the front is a blocked panel driveway, gates which leads to further parking and a detached garage with an up and over door. To the rear id a garden which mainly laid to lawn, paved seating area and is enclosed in a fenced surround,

Detached Garage

9' 4" x 20' 2" (2.84m x 6.15m)

Having an up and over door.

Outside

To the front is a blocked panel driveway, gates which leads to further parking and a detached garage. To the rear is a garden which mainly laid to lawn, paved seating area and is enclosed in a fenced surround,



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welcome to

Westcroft Avenue, Littleover Derby

- COUNCIL TAX BAND B
- Traditional Semi Detached
- Open Plan Kitchen / Dining Room
- Three Bedrooms and Bathroom
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR107919 - 0009

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