



**South Avenue, Littleover Derby DE23 6BA**

**welcome to**

**South Avenue, Littleover Derby**

MUST BE VIEWED\*\*\*\*

Traditional detached family home located in this popular area.



### **Entrance Porch**

Access via the original entrance door. With window to side and tiled floor,

### **Reception Hallway**

Impressive hallway with leaded window to side and feature staircase with spindle balustrade to the first floor. Having decorative dado rail and coving to ceiling. Radiator.

### **Cloaks Wc**

Leaded window to the front. Low level WC, wash hand basin with storage cupboards under. Tiled floor and radiator,

### **Lounge**

13' 11" x 18' 5" into bay ( 4.24m x 5.61m into bay )

With a real traditional feel is this formal lounge/sitting room with bay to the front with sash windows, feature leaded window to the side with imposing feature fireplace with marble hearth and surround with inset gas fire and feature oak wooden paneling surround with shelving to each recess. Coving to ceiling, radiator,

### **Dining Room**

11' 6" x 16' ( 3.51m x 4.88m )

Window to side and patio doors to rear opening out onto the rear patio area. Built in storage cupboards housing gas boiler and matching shelving. radiator. Under stairs storage cupboard.

### **Kitchen**

15' 6" x 8' 3" ( 4.72m x 2.51m )

Window to side and window and door to rear. Having a range of fitted wall and base units and larder unit with contrasting working surfaces and inset stainless steel sink and drainer. Integrated dishwasher, integrated fridge freezer, Built in electric oven, electric hob and extractor hood. Tiled floor. radiator,

### **First Floor Landing**

Leaded window to the side. Decorative dado rail and coving to ceiling. Loft access with retractable ladder.

### **Bedroom One**

14' x 13' 1" ( 4.27m x 3.99m )

Two sash windows to the front and one to the side. Having fitted floor to ceiling wardrobes with hanging rails and shelving, picture rail, radiator.

### **Bedroom Two**

11' x 11' 5" ( 3.35m x 3.48m )

Two sash windows to the front, coving to ceiling and radiator,

### **Bedroom Three**

11' 8" x 8' 2" ( 3.56m x 2.49m )

Window to rear, coving to ceiling, radiator,

### **Bedroom Four**

11' 7" x 8' 6" ( 3.53m x 2.59m )

Window to side, storage cupboard, picture rail, coving to ceiling, radiator. Access to storage room.

### **Storage Room**

7' 8" x 3' 4" ( 2.34m x 1.02m )

Window to rear.

### **Family Bathroom**

Window to rear. Having a suite comprising of bath with shower over, wash hand basin with storage cupboards under, low flush WC, airing cupboard, radiator and laminate flooring.

### **Outside**

To the front of the property is a semi turning circle with off road parking for several cars and access to the single garage with up and over door. Mature shrubbery and trees to the sides. Access to the rear with enclosed private garden with paved patio area, lawn garden with flower borders with mature shrubbery and trees. Pedestrian access into garage.



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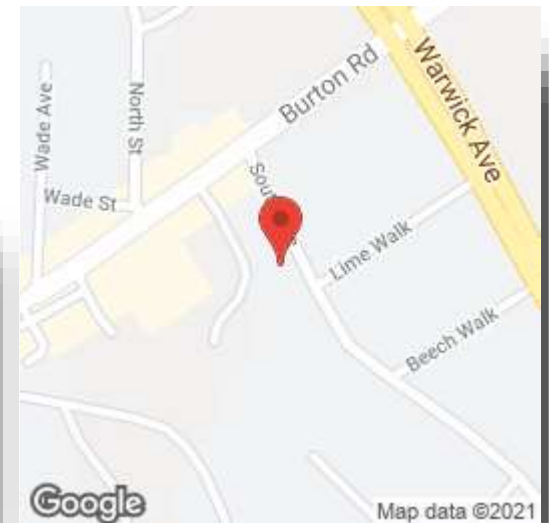
## South Avenue, Littleover Derby

- Traditional Detached Home with a Wealth of Character
- Littleover Community School Catchment
- Lounge, Dining Room and Kitchen
- Four Bedrooms
- Rear Enclosed Garden

Tenure: Freehold EPC Rating: D

offers over

**£410,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR106458 - 0006

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