

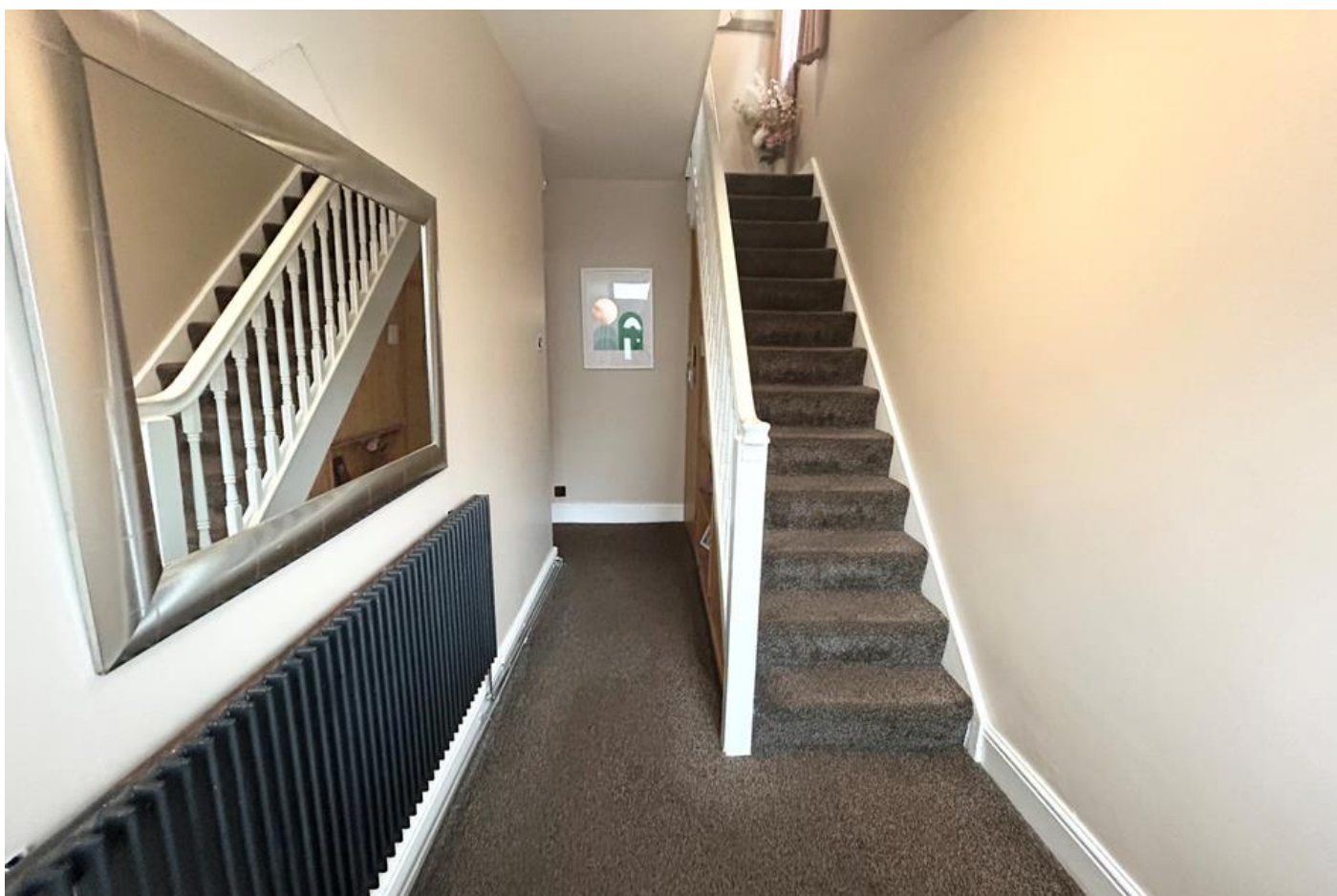


Penrhyn Avenue, Littleover,
Derby



Fixed price £240,000

- 3 Bedrooms
- Semi Detached
- Large Rear Garden
- Off Road Parking
- Standard Brick Construction
- Close to Littleover Village
- Council Tax Band B
- Freehold
- EPC rating D
- Garage



We are delighted to present this charming three-bedroom semi-detached property, located in the sought-after area of Littleover in Derby. Situated on a quiet, residential street, this home offers the perfect blend of comfort and convenience, ideal for families, first-time buyers, or investors alike.

The property features a welcoming front garden and driveway with off-street parking. As you enter through the modern front door, you enter a large hallway providing access to the ground floor living space and first floor. Through to the open plan lounge/diner you are greeted by a bright and spacious living area, perfect for relaxing or entertaining guests. The home boasts three generously sized bedrooms, offering ample space for family living and features a burglar alarm for added security.

The property benefits from its excellent location, close to local amenities, schools, and transport links. With easy access to Derby city centre and nearby parks, this home provides a wonderful opportunity to enjoy suburban living while remaining connected to all that Derby has to offer.

Don't miss out on this fantastic opportunity to make this delightful property your new home!



External Front

This charming semi-detached, red-brick home boasts a welcoming curb appeal with its traditional architecture and clean lines. The front of the property is framed by a low brick wall, offering a sense of privacy while maintaining an open and friendly feel. A neat gravel driveway provides off-road parking, making it convenient for homeowners and visitors alike. All external windows and doors are double glazed with uPVC frames.

The front garden is well-maintained, with a small circular patio area that adds character and offers potential for plantings or decorative features. Mature shrubs and greenery enhance the overall appearance, contributing to a pleasant outdoor space that's easy to care for.

The front entrance is covered by a porch canopy, protecting the door from the elements and adding an extra layer of charm

Hallway

As you enter the home through the front door, which features a window that allows additional natural light, you are welcomed into a bright and spacious hallway. The hallway is finished in neutral tones, creating a warm and inviting atmosphere that complements the rest of the home's decor. There is also a sizeable storage cupboard under the stairs.

The stairs lead directly from the hallway to the first floor, featuring a white banister and grey carpet, adding a modern touch to the traditional layout.

Along one side, a sleek, contemporary radiator which feature throughout the property adds both style and functionality to the space. The hallway's carpeted flooring provides a soft and comfortable feel underfoot, and there's plenty of wall space for decorative elements or artwork to personalise the area.

This entrance hallway sets the tone for the rest of the property, offering a welcoming and stylish first impression.

Lounge / Diner

This inviting and generously sized open-plan lounge and dining room is perfect for modern living. The space is flooded with natural light from the large front-facing bay window, enhancing the airy feel. The neutral décor provides a versatile backdrop, making it easy to add your personal touch. At the heart of the room is a sleek wall-mounted gas fireplace, offering both warmth and a stylish focal point. The flexible layout easily accommodates both comfortable seating in the lounge area and a dining setup, ideal for entertaining or family gatherings. This bright, well-proportioned space promises a welcoming atmosphere for any lifestyle. Sliding patio doors allow access to the private rear garden.

Kitchen

This is a modern, open-plan and well-maintained kitchen, featuring light wood cabinetry that provides ample storage space. The kitchen has a practical layout, including a built-in gas hob and electric oven with a stainless steel splashback. The brown and cream tiled backsplash adds a stylish touch, complementing the dark granite-style countertops. A black granite composite sink with a draining board sits next to the ****included**** dishwasher.

The floor is finished with dark, easy-to-clean tile effect laminate, providing durability and a polished look. Large appliances, such as the black fridge freezer, are present but ****not included**** in the sale. Additionally, there is plenty of counter space for food preparation, and overhead shelving for additional storage. This kitchen is a functional and attractive space, ideal for both cooking and entertaining.

Landing

This light-filled landing provides a bright and airy transition between the bedrooms and the bathroom. A window allows natural light to flood the space, creating a warm and inviting atmosphere. The landing features built-in wooden shelving and cabinetry, offering convenient storage for books, linens, or decorative items.

The soft, neutral wall tones enhance the calm ambiance, while the carpeted flooring adds comfort and warmth underfoot. The wooden accents bring a touch of rustic charm while maintaining a clean, polished look. This landing provides easy access to the bathroom, adjacent bedrooms and extensive loft space with ladder, serving as a functional and stylish space within the home. The loft has power, lighting and is partially boarded. A number of other properties have had this converted into additional bedroom or living space.

Bathroom

This stylish and well-maintained bathroom is equipped with all the essentials for modern living. It features a sleek white colour palette with a combination of white tiles and dark accent tiling around the window and shower area, creating a striking contrast.

A modern L-shaped bathtub comes with a glass screen and overhead shower, with a convenient built-in shelf for toiletries. The white vanity unit under the sink offers ample storage space, complemented by a wooden countertop that adds warmth to the room.

The bathroom also includes a wall-mounted heated towel rack for added comfort, and a modern toilet design that blends well with the rest of the decor. The patterned tile effect laminate flooring adds a decorative touch, lending personality and style to the space.

Overall, this is a compact yet functional bathroom that offers a bright, fresh, and inviting atmosphere, perfect for everyday use.

Bedroom One

This spacious and tranquil bedroom features a large window that offers lovely views of the garden, allowing natural light to fill the room. The neutral colour scheme, combined with a feature wall decorated with soft, subtle patterns, creates a relaxing and inviting atmosphere.

One of the standout features is the built-in wardrobes, which provide ample storage space with sleek sliding doors. These wardrobes offer both hanging and shelf storage, making it easy to keep the room organized and clutter-free.

The room comfortably accommodates a king bed, and the layout leaves space for other furniture such as dressers or bedside tables. The dark carpeting complements the room's overall tone and provides a warm, cozy feel underfoot. With its peaceful ambiance, ample storage, and garden views, this bedroom is perfect for restful nights and offers a serene retreat within the home.





Bedroom Two

This spacious front-facing bedroom is bright and well-lit, with a large window overlooking the front of the house. The room features built-in wardrobes with sleek wooden sliding doors, providing ample storage and maximizing floor space.

The walls are tastefully decorated with a brick-effect feature wall, creating a contemporary and stylish atmosphere. The neutral carpeting complements the room's overall aesthetic, ensuring warmth and comfort underfoot. There is plenty of space for a single or king bed, along with room for additional furnishings such as a desk or shelving.

The layout makes this bedroom an ideal space for a child's room, guest room, or even a home office. With its generous size, modern decor, and abundant storage, this room is both functional and inviting.

Bedroom Three

This inviting bedroom features a large window, allowing plenty of natural light to brighten the space. The walls are painted in a soft neutral tone, providing a calming backdrop that can complement any style of decor. The room comfortably fits a single bed, with space for additional furnishings such as a dresser, shelving units, or a desk.

There is ample storage potential, with space underneath the bed and along the walls. The room's layout maximizes the available floor space, making it ideal for a child's bedroom, guest room, or even a home office. The radiator is sleek and modern, offering efficient heating without taking up too much space.

The neutral carpeting adds warmth and comfort underfoot, creating a cosy atmosphere. This room presents a flexible, functional space that can easily be personalised to suit the buyer's needs.

Rear Garden

This property features a beautifully designed garden with a spacious, decked area that provides an ideal spot for outdoor dining and relaxation. The wooden decking extends across a large portion of the garden, is framed by fencing for added privacy and has a built-in bench/lounger. Beyond the decking, there is a well-maintained lawn, perfect for children to play or for gardening enthusiasts.

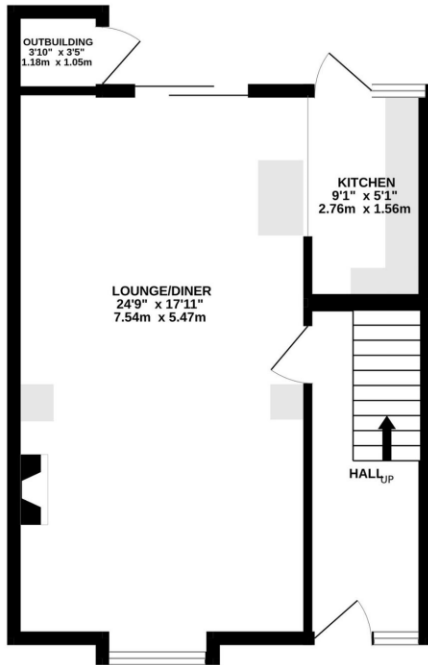
The brick outbuilding provides additional storage and complements the rustic charm of the garden. It also has power and plumbing for a washing machine. Please note, the garden furniture & pergola shown in the images are ****not included**** in the sale.

Garage

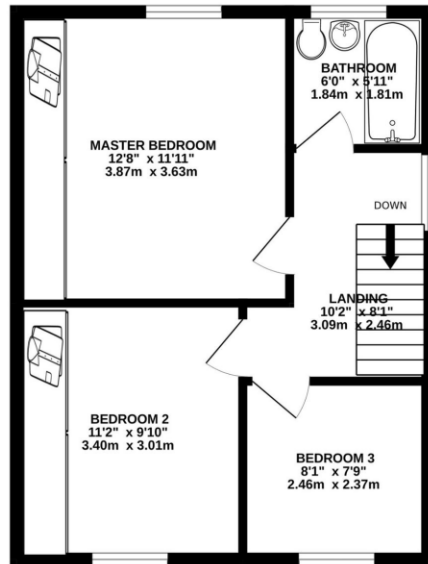
This brick-built garage offers excellent storage or workspace potential. With direct access from the garden and side of the house, the garage provides ample space for storing tools, garden equipment, or even bicycles. The open layout makes it a versatile area for hobbies, DIY projects, or additional storage.

Inside, natural light enters through two windows, making the space bright and functional during the day.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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