



GADSBY  
NICHOLS

33 Lawn Heads Avenue, Littleover, Derby, DE23 6DR  
£430,000



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LITTLEOVER SCHOOL CATCHMENT AREA. A delightfully presented FOUR-BEDROOMED DETACHED Family Home, enjoying a mature and favourable location within minutes walking distance of Littleover village centre, and within easy access of the Royal Derby Hospital. Requiring internal inspection to be fully appreciated, the well-proportioned accommodation has the benefit of gas central heating, UPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, outer Entrance Hall, Cloaks/WC, main Hall, front Sitting Room, rear Lounge, Dining Kitchen with modern fitments and large Utility/Laundry Room. FIRST FLOOR, impressive landing, main double Bedroom with Ensuite Shower Room, a further Three well-proportioned Bedrooms, and Family Bathroom. OUTSIDE, part-integral Garage, front garden with car standing spaces, extensive mature rear garden must be seen to be fully appreciated . EPC D, COUNCIL TAX BAND D.

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## THE PROPERTY



A traditional pre-war detached residence, which in more recent years has been the subject of structural extension, to afford an extremely well-presented Family Home, with early internal inspection highly recommended. Comprising; outer entrance hall, cloaks/WC, main reception hall, two reception rooms, dining kitchen, utility/laundry, main bedroom with ensuite shower room, a further three bedrooms, family bathroom, part-integral garage, car standing spaces, front garden, and delightful rear garden.

## LOCATION

The property enjoys a desirable and mature residential setting, literally within minutes walking distance of Littleover village centre and amenities. The property is also within the catchment area of the highly regarded Littleover Community School, and is within easy access of Derby High School and Derby Grammar School. The property is well placed for getting to the Royal Derby Hospital, and the A38 and A50 for commuting throughout the region.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Burton Road towards Littleover, continuing over the ring road traffic lights and through Littleover centre, and after passing through the centre, turn right into Lawn Heads Avenue, to find the property on the right-hand side.

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13372.

## ACCOMMODATION

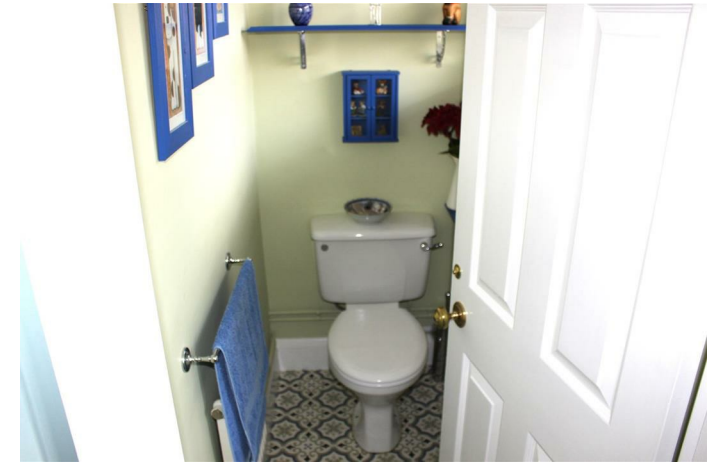
Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises: -

## GROUND FLOOR

### OUTER ENTRANCE HALL

Having composite security, leaded-light, double glazed entrance door, with inner opening to the main hall.

## CLOAKS/WC



Having white suite comprising; low-level WC, and wash hand basin, together with UPVC double glazed window, and central heating radiator.

## MAIN RECEPTION HALL



Having laminate flooring, central heating radiator, wall light point, and stairs to the first floor with understairs cloaks/store.



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#### FRONT SITTING ROOM

4.17m x 3.18m max (13'8" x 10'5" max)



Measurements are 'maximum into bay'. Having wide UPVC double glazed square bay window to the front, with wood window shutters, attractive polished-limestone fire surround and hearth with fitted 'living flame' coal gas fire, central heating radiator, and picture railing to the walls.

#### REAR LOUNGE

4.06m x 3.94m max (13'4" x 12'11" max)



Having attractive Adam-style fire surround with marble hearth and back-plate and fitted 'living flame' coal gas fire, UPVC double glazed double French doors and side windows to the rear garden, two wall light points, central heating radiator, and picture railing to the walls.

#### DINING KITCHEN

3.61m x 2.87m (11'10" x 9'5")



Having modern cream fitments comprising; one double base unit, four single base units, drawers, one double wall unit, and four single wall units, together with stainless steel sink unit with single drainer, ample work surface areas with tiled splashbacks, gas point, central heating radiator, and UPVC double glazed window overlooking the rear garden.

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#### LARGE UTILITY/LAUNDRY ROOM

3.94m x 2.46m max (12'11" x 8'1" max)



Having matching cream fitments to kitchen comprising; two double base units, and two double wall units, together with stainless steel sink unit with single drainer, work surface area with tiled splashback, plumbing for automatic washing machine, useful internal access door to the garage,

central heating radiator, UPVC double glazed door and window to the rear garden, and wall-mounted Worcester gas-fired combination boiler providing domestic hot water and central heating.

#### FIRST FLOOR

##### IMPRESSIVE LANDING



Feature, spacious landing, having UPVC double glazed window to the front, built-in shelved cupboard, and loft space accessed via an aluminium loft ladder, which is insulated and boarded, and has the benefit of electric light.



#### REAR BEDROOM ONE

3.76m x 3.15m plus (12'4" x 10'4" plus)



Measurements are 'plus wardrobe recess'.

Having fitments comprising; two double and one single built-in wardrobes, together with UPVC double glazed window, central heating radiator, and double doors opening to the: -



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### ENSUITE SHOWER ROOM



Having white suite comprising; low-level WC, pedestal wash hand basin, and recessed shower cubicle with shower unit, together with tiled walls, heated chrome towel rail, and extractor fan.

### REAR BEDROOM TWO

4.06m x 3.38m max (13'4" x 11'1" max)



Having UPVC double glazed window, and central heating radiator.

### FRONT BEDROOM THREE

3.76m x 2.16m (12'4" x 7'1")



Having UPVC double glazed window, and central heating radiator.

### FRONT BEDROOM FOUR

3.35m x 3.20m (11'0" x 10'6")



Having central heating radiator, and UPVC double glazed window.

### BATHROOM

2.92m x 1.68m (9'7" x 5'6")



Having white sanitary ware comprising; pedestal wash hand basin, low-level WC, and panelled bath with Mira electric shower unit over, together with part-tiled walls, UPVC double glazed window, ceiling extractor fan, and central heating radiator.

### OUTSIDE

#### FRONT GARDEN

Having wide, grey, concrete-imprint driveway affording for car standing spaces, and leading to the -

#### PART-INTEGRAL GARAGE

4.65m x 3.96m (15'3" x 13'0")

Having up-and-over door to the front, access door to the front, electric power and light, and useful internal access door to the utility/laundry room.



## REAR GARDEN



Delightful mature rear garden, being over sixty-feet in depth, having raised paved patio, shaped lawns, well-stocked shrub and flower borders, pergola with Wisteria, and long attached side shed with doors to the front and rear.



## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need

a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

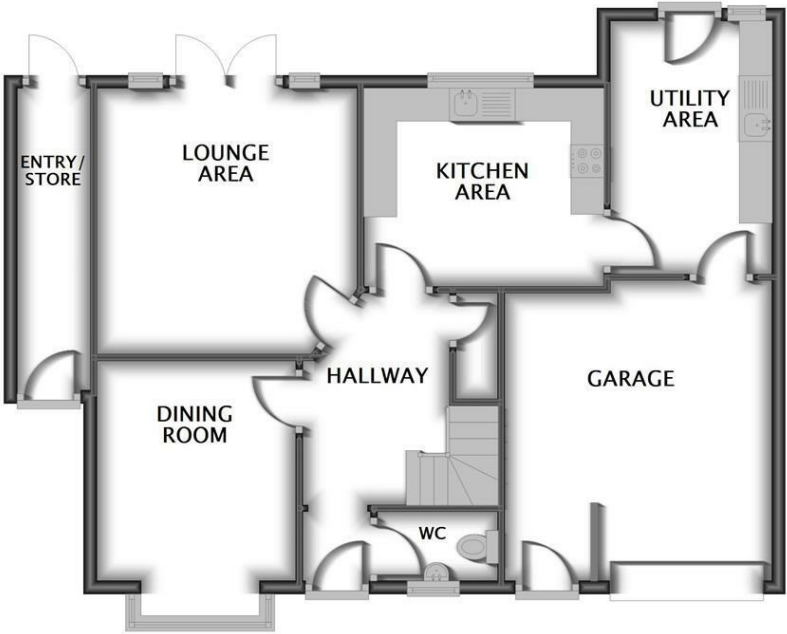
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

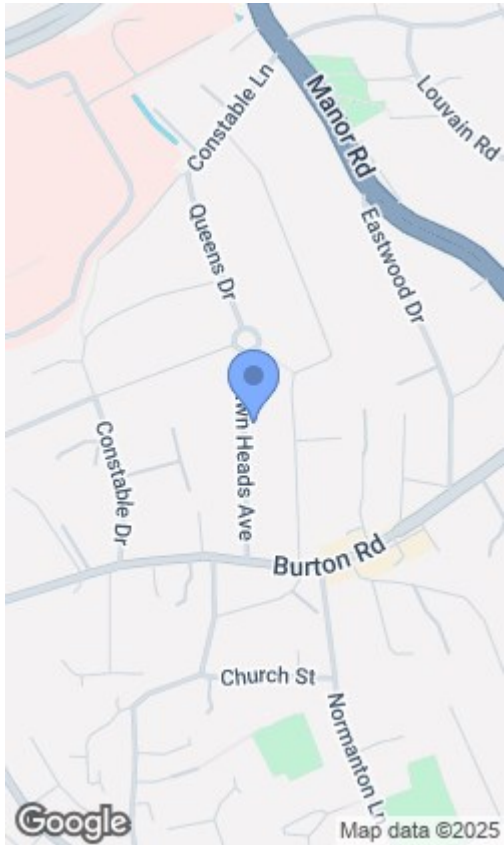
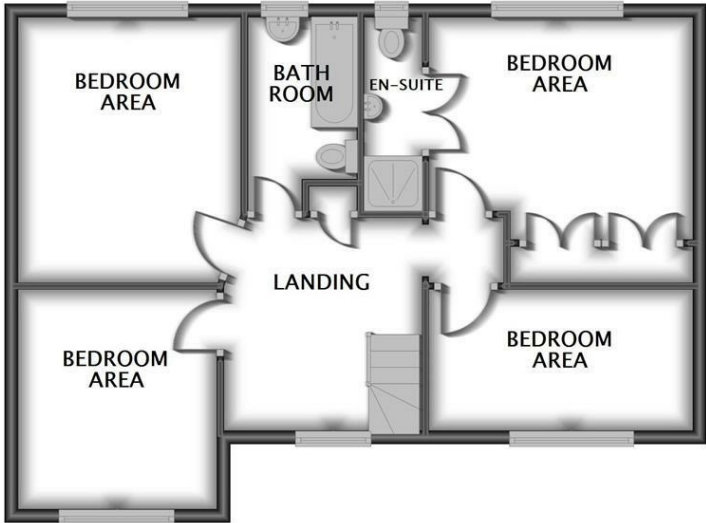
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GROUND FLOOR



FIRST FLOOR

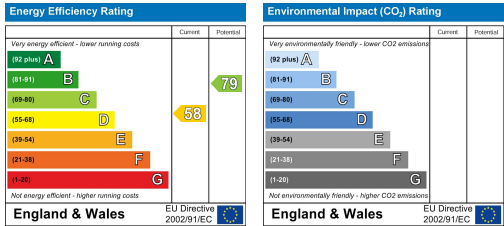


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Floorplan is an illustration only and cannot be used for any construction purposes.  
Plans supplied by 'Amber Energy Surveys Limited'  
email - [amberenergysurveys@outlook.com](mailto:amberenergysurveys@outlook.com) / mobile - 0774 896 8963



33 LAWN HEADS AVENUE



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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