



GADSBY
NICHOLS

23 Heath Avenue, Littleover, Derby, DE23 6DJ
Offers Around £475,000

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A HIGHLY APPEALING, FIVE-BEDROOMED DETACHED RESIDENCE, enjoying mature gardens of approx. 0.25-acres, affording excellent potential for structural extension, and additional single building plot, subject to obtaining the relevant approvals. Located in a premier cul-de-sac, within minutes walking distance of Littleover centre and amenities. Available with IMMEDIATE VACANT POSSESSION, the accommodation benefits from part-central heating and double glazing, and briefly comprises: -

GROUND FLOOR, side entrance hall, cloaks/WC, inner hall, generous through-lounge dining room, breakfast kitchen, rear porch, third reception room, and conservatory. FIRST FLOOR, landing, five bedrooms, and bathroom. OUTSIDE, attached garage, and delightful mature gardens. EPC E, Council Tax Band D.

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THE PROPERTY



An appealing, traditional, pre-war detached property, which has been structurally extended to afford generous accommodation, but affords the additional benefit of potential further extensions, or a small building plot, subject to requirements and obtaining the usual planning and building regulation approvals. The generous accommodation currently comprises; side entrance hall, cloaks/WC, inner hall, three reception rooms, breakfast kitchen, rear porch, conservatory, five bedrooms, bathroom, attached single garage, and mature gardens approaching 0.25-acres.



LOCATION



The property enjoys a premier residential location, at the head of a sought-after and secluded cul-de-sac, yet is within minutes walking distance of Littleover village centre and range of amenities to include, day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, public houses, eateries, and well-regarded schooling to

include Derby Grammar School and Derby High School, as well as being within the catchment area of Littleover School. Regular bus services operate to Derby city centre, and ease of access is also afforded to the Royal Derby Hospital, and the A38, A50, and A52 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Burton Road continuing straight across the ring road traffic lights and through Littleover village centre, before turning third right into Heath Avenue.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13439.

ACCOMMODATION

Having the benefit of part-central heating and double glazing, the detailed accommodation comprises: -

GROUND FLOOR

SIDE ENTRANCE HALL

Having hardwood front door, and double glazed window.

CLOAKS/WC



Having low-level WC, corner wash hand basin, double glazed window, and half-tiled walls.

INNER HALL

Having central heating radiator, and stairs to the first floor.

GENEROUS THROUGH-LOUNGE DINING ROOM

7.57m x 3.81m plus (24'10" x 12'6" plus)

Measurements are 'plus bay window'.

Comprising: -

LOUNGE AREA



Having hardwood double glazed bay window, hardwood double glazed window to the front, two central heating radiators, and stone fireplace with tiled hearth and fitted 'living flame' coal gas fire (NOT TESTED).

DINING AREA



Having fireplace with tiled hearth and fitted Windsor

gas fire (NOT TESTED), together with central heating radiator.

BREAKFAST KITCHEN

5.03m x 2.74m (16'6" x 9'0")



Having oak-effect fitments incorporating; six single base units, one double base unit, three single wall units, and two single wall units with leaded-light glazed doors, together with single glazed windows, work surface areas with tiled splashbacks, one-and-a-half bowl single-drainer sink unit, central heating radiator, gas hob with extractor hood and light, integrated electric oven, part-multi-pane glazed door to outside, and understairs store.

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REAR PORCH

Providing access through to: -

RECEPTION ROOM

6.38m x 2.36m (20'11" x 7'9")



Having UPVC double glazed window, central heating radiator, and multi-pane glazed doors and side windows to the: -

CONSERVATORY

3.56m x 2.97m max (11'8" x 9'9" max)



Having hardwood double glazing.

FIRST FLOOR

LANDING

Having UPVC double glazed window, and access to the loft space via an aluminium ladder.

BEDROOM ONE

3.81m x 3.78m max (12'6" x 12'5" max)



Having hardwood double glazed window, and fitted wardrobes.



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BEDROOM TWO

3.66m x 3.30m (12'0" x 10'10")



Having hardwood double glazed window.

BEDROOM THREE

2.54m x 1.83m (8'4" x 6'0")



Having hardwood double glazed window.

BATHROOM

2.39m x 2.18m (7'10" x 7'2")



Having suite incorporating; low-level WC, pedestal wash hand basin, and panelled bath, together with part-tiled walls, double glazed window, electric heater, and built-in airing cupboard housing the hot water cylinder.

BEDROOM FOUR

4.01m x 2.39m (13'2" x 7'10")



Having hardwood double glazed window, and central heating radiator.

BEDROOM FIVE

2.39m x 2.21m (7'10" x 7'3")



Having UPVC double glazed window.

OUTSIDE

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FRONT GARDEN

The property is approached from the end of Heath Avenue, having driveway affording car standing spaces and leading to the: -

ATTACHED SINGLE GARAGE

REAR GARDEN



Extensive, delightful mature gardens, affording a high degree of seclusion, and extending to approximately 0.25-acres, having lawns, and mature shrubs.



ADDITIONAL INFORMATION

TENURE

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

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.

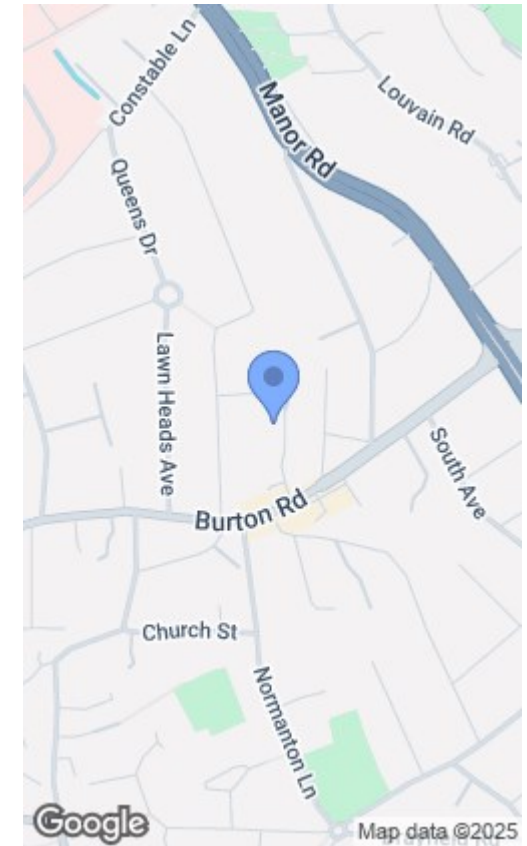
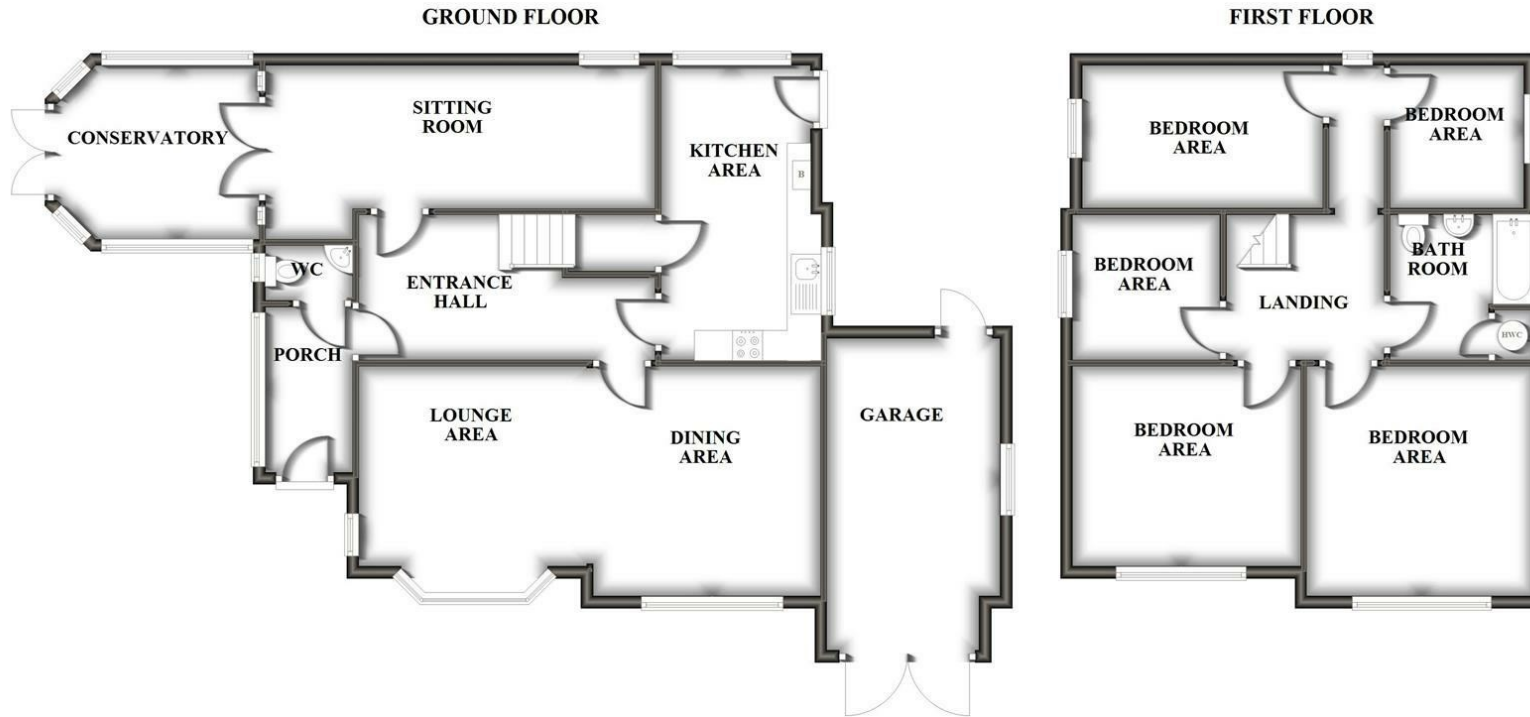
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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.

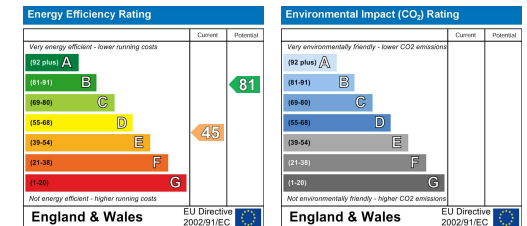
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23 HEATH AVENUE



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



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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