



**30 Serina Avenue, Littleover, Derby, DE23 6JT**

**£210,000**

**CHAIN FREE** - This semi-detached three-bedroom house, located in a quiet cul de sac near local amenities, schools, and parks, offers a spacious layout with a reception room featuring a cosy fireplace, a functional kitchen, and a garden with ample parking, making it an ideal opportunity for first-time buyers or families seeking to modernize a home with significant potential.



### Summary Description

For sale this semi-detached house that exudes a wealth of potential. Although the property is in need of modernisation, its generous layout provides a blank canvas for those looking to make their mark on a home. Situated in a quiet cul de sac, the property is positioned near local amenities, schools, and parks, making it an ideal purchase for both first-time buyers and families alike.

The residence comprises of three bedrooms, a spacious reception room, and a kitchen. The first and second bedrooms are both sizable and impressively light, with the master benefitting from built-in wardrobes. The third bedroom is a comfortable single room, perfect for a child's bedroom or home office.

The reception room is a true highlight of the property. It provides an inviting space for relaxation or entertaining, thanks to its cosy fireplace and the large windows offering views to the garden. The room also benefits from direct access to the garden, seamlessly integrating indoor and outdoor living.

The kitchen, with its garden views and access to the driveway, is functional and filled with potential. Finally, the property benefits from a bathroom with a separate toilet, ensuring privacy and practicality for all residents.

Outside, the property boasts a driveway with ample parking for multiple vehicles, as well as a single detached garage. The enclosed garden features a lawn, patio, and planting, providing a safe and private outdoor space for family activities or quiet relaxation. With its unique features and promising potential, this property is a rare find.

### Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure glazed upvc main entrance door, radiator, telephone point, under stairs storage.

### Lounge/Diner

24'2" x 11'2" (7.37 x 3.41)



Carpeted and neutrally decorated with front and rear aspect upvc double glazed windows, rear aspect upvc double glazed door to garden, living flame gas fire set to Adam style fireplace with tiled surround, tv and telephone points.

### Kitchen

9'10" x 8'3" (3.02 x 2.52)



Having ceramic tile effect cushion flooring and neutral decor with rear aspect upvc double glazed window, fully tiled walls, fitted wall and floor units to cottage style with stone effect roll edge worktops, integrated fridge and freezer, integrated electric oven, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances.

### Stairs/Landing

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, metal banister rail, access to boarded roof space with light.

### Bedroom One

12'10" x 10'0" (3.92 x 3.06)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, fitted wardrobes.

**Bedroom Two**

10'11" x 10'0" (3.35 x 3.07)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

**Bedroom Three**

9'3" x 7'3" (2.82 x 2.21)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

**Bathroom**

216'6" x 7'2" (.66 x 2.19)



Having ceramic tile effect cushion flooring and fully tiled walls with rear aspect obscure upvc double glazed window, mint green two piece bathroom suite comprising pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, electric shower, radiator, airing cupboard with Baxi combination boiler.

**Toilet**

2'6" x 4'1" (0.77 x 1.26)

Having wood effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, mint green toilet.

**OUTSIDE**

**Frontage and Driveway**

To the front is a concrete driveway with adequate parking for at least three cars parked in tandem, lawn.

**Garage**

A single, detached garage with metal up and over door and part obscure glazed upvc side door.

**Rear Garden**



An enclosed garden of generous proportion for the property size. The garden is landscaped to provide a mixture of lawn, paved patio and planting.

**Material Information**

Verified Material Information



Council tax band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E  
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Buying to Let?

Guide achievable rent price: £1100pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

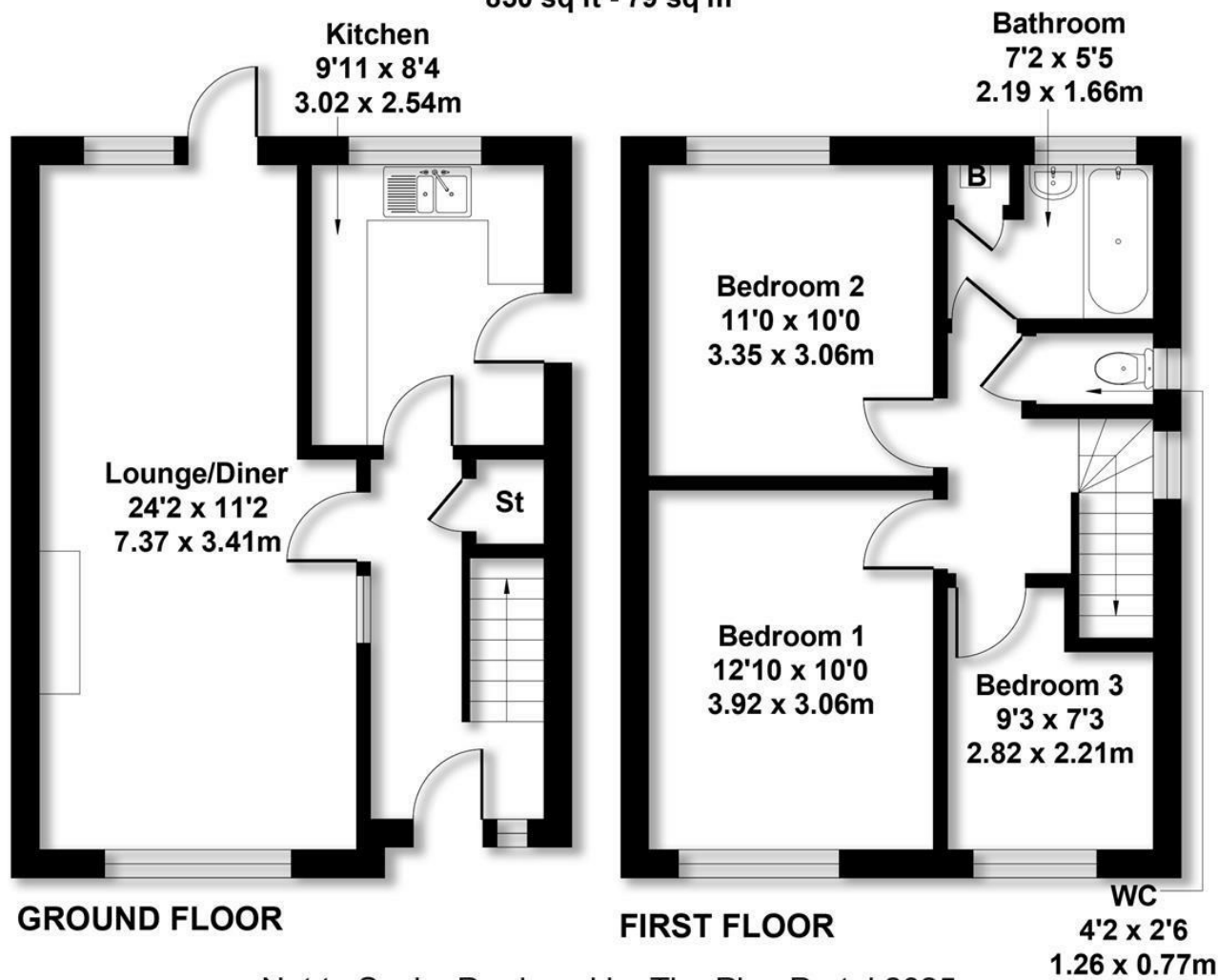
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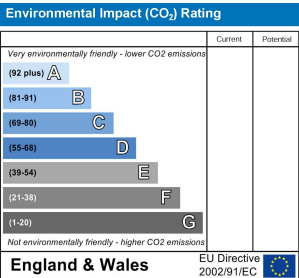
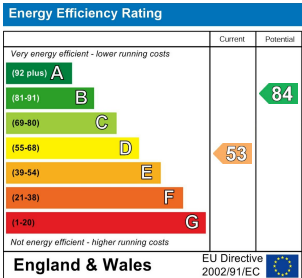
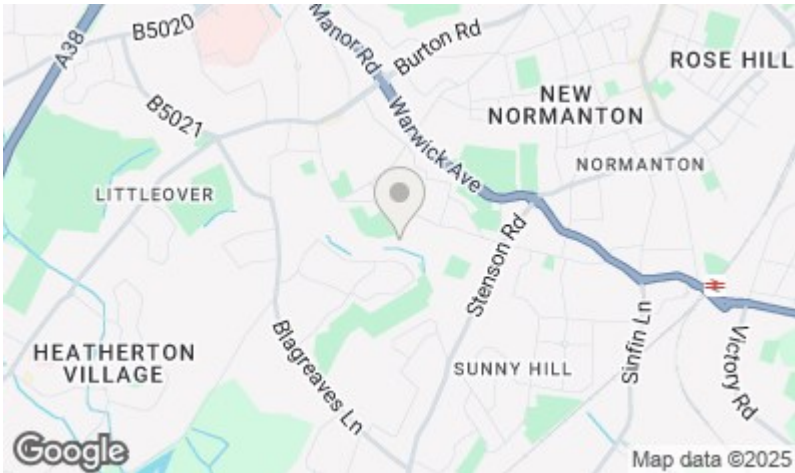
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# 30 Serina Avenue

Approximate Gross Internal Area  
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2025  
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**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@schofieldstone.co.uk  
**w:** www.schofieldstone.co.uk

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