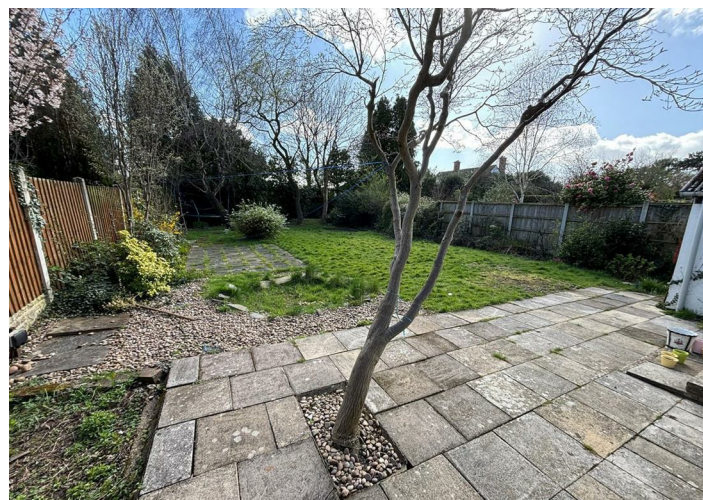


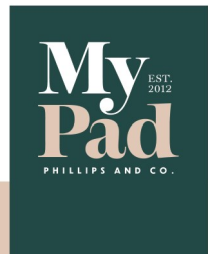
# 4 Bed House - Detached

Price £469,950

 Crich Avenue, Littleover, Derby, DE23 6ET



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# 4 Bed House - Detached

# £469,950

 Crich Avenue, Littleover, Derby, DE23 6ET

A traditional detached family home, located in the sought after suburb of Littleover, offering a great opportunity for those looking for a spacious and well-maintained property in a desirable location. Littleover is known for its excellent schools and amenities and this property take full advantage of both as it sits within the Littleover Community School Catchment Area, provides easy access to the Royal Derby Hospital and the amenities within Littleover Village. The property has been extended and benefits from uPVC double glazing and gas central heating via a combination boiler. The loft conversion creates a good sized fourth bedroom. There is ample off-road parking on the driveway and a single garage provides additional storage space!

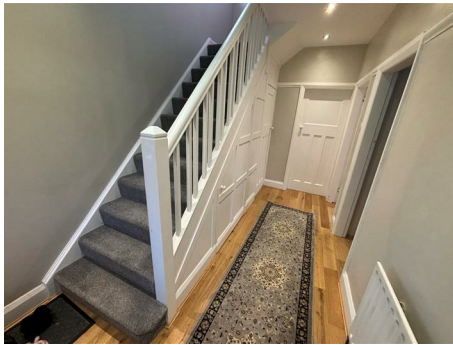
In brief; Spacious entrance hallway with solid oak flooring; the cloakroom/WC is conveniently located off the hallway; the square bay-fronted lounge has oak flooring and a feature fireplace; the generous second reception room is perfect for entertaining and has sliding patio doors leading into the conservatory/sunroom, which provides additional living space. The fitted kitchen has a range of wall and base units, providing ample storage space, and French doors open onto the rear garden. To the first floor are three bedrooms and a modern family bathroom with a three-piece suite. The first floor landing provides access to the stairs leading to the second floor, where there is a good sized carpeted attic room/bedroom four with a Velux skylight window.

Outside, to the front of the property is a driveway providing ample off-road parking and having access to the single garage, whilst to the rear is a good sized, enclosed garden, mostly laid to lawn with patio seating areas, a variety of established flower and shrubbery beds, mature trees and bushes. The rear garden provides a peaceful, private space for outdoor relaxation and entertaining. Freehold. council tax band E. Energy rating D.

## Recessed Storm Porch

With UPVC double glazed entrance door, into the:-

## Reception Hall



Having composite and opaque double glazed entrance door, feature solid wood floor, understairs storage cupboard, ceiling LED down lighters, UPVC double glazed windows to both front and side aspects, radiator, picture rail and staircase to first floor.

## Guests Cloak Room/WC

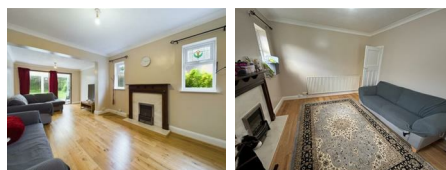
Having two piece suite comprising; low flush wc and wall mounted wash hand basin with solid wood floor and UPVC opaque double glazed window to side aspect.

## Dining Room 14'2" x 11'2" (4.32 x 3.41)



The focal point of the room being the period style fire surround with recessed coal effect living flame fire, feature solid wood floor, double radiator, picture rail, coving to ceiling and UPVC double glazed square bay window to front aspect.

## Extended Sitting Room 22'7" x 11'5" (6.89 x 3.50)



The focal point of the room being the period style fire surround with marble hearth and matching back plate, recessed coal effect living flame fire, feature solid wood floor, two UPVC double glazed windows to side aspect, coving to ceiling, television and

media connection points, radiator and double glazed sliding patio doors to conservatory.

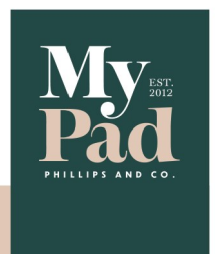


## Kitchen 19'1" x 8'11" (5.82 x 2.74)



Having a range of shaker style wall and base cupboards with laminated working surfaces, inset ceramic four ring hob with electric oven and grill, concealed canopy extractor hood with down lighter,

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complimentary ceramic tiled splash backs, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, UPVC double glazed windows with UPVC double glazed French doors to rear garden.



**Conservatory 12'3" x 8'10" (3.75 x 2.71)**



Having ceramic tiled floor with UPVC double glazed windows and doors giving views and access over the sizeable private rear garden.

## First Floor Landing

With staircase to second floor and UPVC opaque double glazed window to side aspect.

**Bedroom One 14'3" x 11'3" (4.35 x 3.43)**



Having a radiator and UPVC double glazed square bay window to front aspect.

**Bedroom Two 11'8" x 11'2" (3.58 x 3.42)**



Having radiator and UPVC double glazed window to rear aspect.

**Bedroom Three 7'4" x 7'2" (2.24 x 2.20)**



Having radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, glass shower screen, tiled splash backs with laminated wood effect floor, airing cupboard (housing the Worcester wall mounted combination gas boiler), ceiling LED down lighters and UPVC opaque double glazed windows to both side and rear aspects.

## Second Floor Landing

With UPVC double glazed window to side aspect.

**Bedroom Four 16'0" x 9'11" (4.90 x 3.04)**



Having two radiators, bulk head storage space, UPVC double glazed window to side aspect and velux double glazed sky light to rear aspect.

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## Outside



The property occupies an extensive private mature plot at this sought after address, sited within the renowned Littleover Community School catchment area. To the front is a privet hedged boundary and lawned fore garden with adjacent block paved driveway leading to a garage. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area and having mature shrubs and trees.



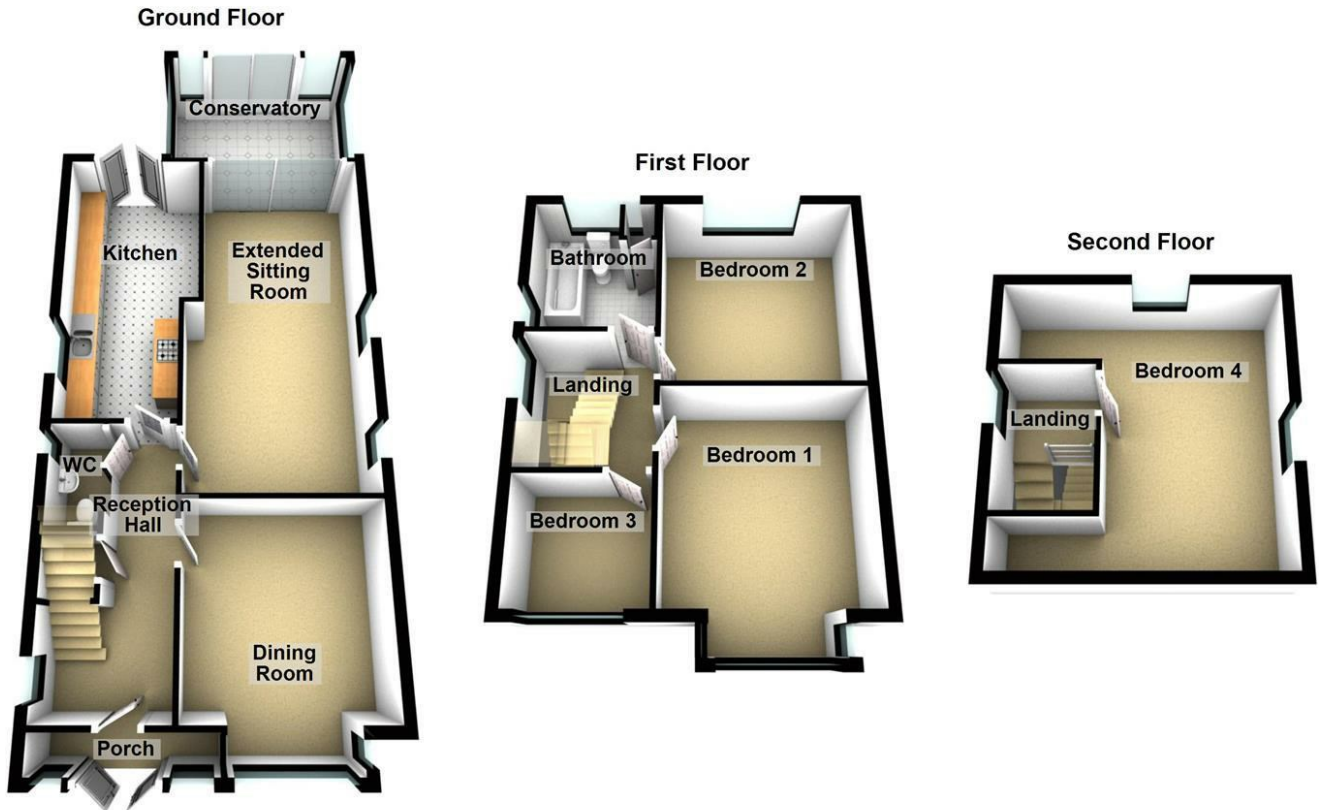
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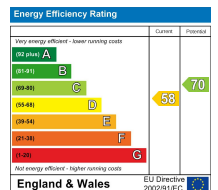
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