

# 4 Bed House - Detached

Price £499,950

📍 Warwick Avenue, Derby, DE23 6HJ



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

# 4 Bed House - Detached

# £499,950

📍 Warwick Avenue, Derby, DE23 6HJ

One of the finest properties in the area. An exceptionally well appointed executive detached family home occupying a substantial landscaped plot in this sought after locality within the renowned Littleover Community School Catchment. A full inspection is absolutely essential to appreciate the size of accommodation and wealth of quality high specification appointments on offer. This delightful house retains many of its original character features and benefits from gas central heating together with UPVC double glazing. In brief; Entrance porch, imposing reception hall, sitting room with ancillary room off, superior dining kitchen with family / media area, side hallway with Utility / Cloakroom. On the first and second floors, landings lead to four sizeable bedrooms (Two having shower rooms en-suite) and family bathroom. Outside is ample car parking and garage. The property is sold freehold. Council tax band D. Energy rating E.

## Recessed Arched Entrance Porch

With feature Minton tiled floor and UPVC double glazed entrance door with matching side and top lights.

## Wide Reception Hall 20'1" x 7'11" (6.13 x 2.42)



The focal point of the room being the original timber entrance door with stain and leaded light glass panel, matching side and top light, feature oak parquet style floor, coving to ceiling, ceiling LED down lighters, BT connection point and dog legged staircase to first floor.



## Sitting Room 20'0" x 13'0" (6.10 x 3.97)



The focal point of the room being the recessed log effect living flame fire, television and media connection points, radiator, ornate coving to ceiling, feature original stain and leaded light windows to side aspect, UPVC double glazed bay window to front aspect and French doors leading to the:-



## Rear Hallway/Utility 13'1" x 5'0" (4.01 x 1.53)

Having a wall mounted gas convector heater, ceramic tiled floor, UPVC double glazed picture windows with matching French doors giving views and access over the substantial landscaped rear garden.

## Dining Kitchen With Family/Media Area

## Family/Media Area 14'9" x 12'10" (4.52 x 3.93)



The focal point of the room being the recessed log effect living flame fire, picture rail, coving to ceiling, television connection point and ceramic tiled floor flowing through to the:-

## Dining Kitchen Area 19'0" x 9'5" (5.80 x 2.88)



Having a full range of bespoke, soft close fitted cupboards with laminated working surfaces, inset stainless steel five burner gas hob with contemporary style canopy extractor hood and down lighters, electric fan assisted oven and grill with combination microwave oven and grill, space for American style fridge freezer, ceramic tiled floor with underfloor heating, radiator, ceiling LED down lighters, large walk in pantry, two UPVC double glazed windows to rear aspect and door leading to the:-

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 4 Bed House - Detached

# £499,950

📍 Warwick Avenue, Derby, DE23 6HJ



**Principal Bedroom 16'7" x 12'11" (5.07 x 3.96)**



Having two radiators, ceiling LED down lighters, UPVC double glazed windows to both front and side aspects and internal door leading to the:-

**Bedroom Two 14'10" x 12'10" (4.53 x 3.93)**



Having a feature solid wood floor, radiator, ceiling LED down lighters, recessed wardrobe and UPVC double glazed windows to both front and side aspects.



## Side Hallway

With internal door leading to the garage and UPVC opaque double glazed door to side aspect. An internal door lead to the:-

**Utility/Cloaks Room 5'10" x 5'3" (1.80 x 1.61)**

Having melamine panelled walls, low centre flush wc, laminated rolled edge working surface incorporating an inset stainless steel sink with extendable hot and cold mixer tap, space and plumbing for automatic washing machine, space for dryer, radiator, Worcester wall mounted combination gas boiler, wall mounted extractor fan, together with a Dimplex wall mounted electric heater and UPVC opaque double glazed window to side aspect.



**Bedroom Three 13'1" x 8'0" (4.01 x 2.44)**



Having ceiling LED down lighters, radiator and UPVC double glazed window to front aspect.

## First Floor Landing



With radiator, feature UPVC picture window to rear aspect, recessed storage cupboard and staircase to second floor.

## Shower Room/En Suite



Having a white two piece suite comprising; pedestal wash hand basin and walk in wet area with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting ceramic tiled floor having underfloor heating, ceiling LED down lighters, extractor fan, radiator and UPVC double glazed window to rear aspect.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips & Co**  
EST. 2012  
MY PAD GROUP

# 4 Bed House - Detached

# £499,950

📍 Warwick Avenue, Derby, DE23 6HJ

## Separate WC



Having white low centre flush wc with complimentary ceramic tiled walls, contrasting ceramic tiled floor, radiator and UPVC opaque double glazed window to rear aspect.

## Main Bathroom 9'4" x 5'10" (2.87 x 1.78)



Having a modern white three piece suite comprising by Villeroy & Boch; comprising low centre flush wc, pedestal wash hand basin and deep double ended panelled bath with complimentary ceramic tiled walls with contrasting ceramic tiled floor having underfloor heating, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.

## Second Floor

## Bedroom Four 26'10" x 13'1" (8.20 x 4.00)



Having a feature solid wood floor, bulk head storage, radiator, ceiling LED down lighters and velux double glazed sky lights to rear aspect. a door leads to the:-



## Shower Room/En Suite 12'10" x 7'4" (3.93 x 2.24)



Having a white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in shower with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower enclosure, complimentary ceramic tiled walls with contrasting ceramic tiled floor, bulk head storage cupboards and Velux double glazed sky light to rear aspect.

## Outside



The properties occupies arguably one of the largest plots, at this highly aspirational address. To the front is a fenced boundary leading to a feature 'on off' driveway incorporating a gravelled area with twin blocked paved drives (the left hand drive having two wooden access gates leading to a further concrete driveway, allowing further car standing space), the right hand driveway leads to the brick garage, measuring internally, 4.92 x 3.68m, having up and over door window to side aspect, ceramic tiled floor, UPVC double glazed internal door and supplied with power and light. The substantial private rear garden is enclosed by close panelled fencing, laid to a shaped lawn with full width feature concrete printed patio area, ideal for entertaining, further kitchen garden area, large walk in brick store/workshop (supplied with power and light), cold water tap, garden and security lighting.

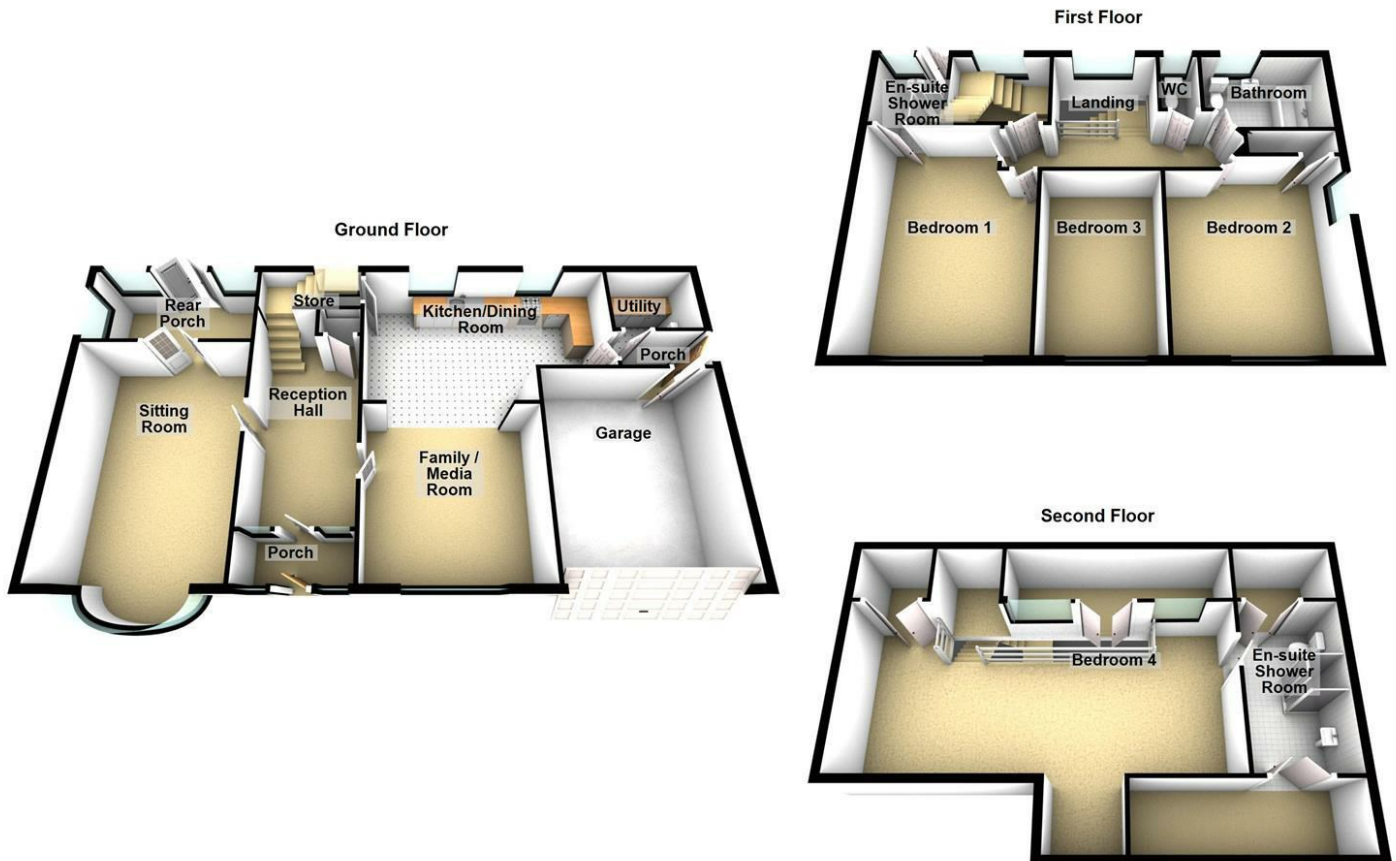
[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips & Co**  
EST. 2012  
MY PAD GROUP

# 4 Bed House - Detached

# £499,950

Warwick Avenue, Derby, DE23 6HJ



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		81
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		53
Energy efficiency - higher running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC

www.phillipsandco.co.uk | 01332 40 25 25

