

2 Bed House - Semi-Detached

Price £225,000

 Carlisle Avenue, Littleover, Derby, DE23 3ET



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A quite superb thoughtfully extended traditional semi detached family home offering stylish character accommodation and situated in this highly sought after locality. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Tastefully decorated throughout and benefitting from gas central heating together with UPVC double glazing. In brief; reception hall, bay fronted sitting room, separate dining room flowing through to an extended breakfast kitchen with feature range cooker. On the first floor a landing leads to two bedrooms and modern shower room. Outside are established gardens with ample car parking. SOLD WITH NO UPWARD CHAIN. Freehold. Council tax band B. Energy rating D.

Reception Hall



Having composite and opaque double glazed entrance door, UPVC double glazed window, radiator, feature parquet wood floor and staircase to first floor.

Sitting Room 14'7" x 11'8" (4.46 x 3.57)



The focal point of the room being the cast iron multi fuel burner on a raised slate hearth, feature parquet wood floor, coving to ceiling, television and media connection points, radiator and UPVC double glazed cant bay window to front aspect.

Dining Room 11'1" x 9'1" (3.40 x 2.79)



Having a laminated wood effect floor, deep understairs storage cupboard, radiator and open arch leading to the:-



Breakfast Kitchen 17'2" x 4'10" extending to 14'9" (5.25 x 1.49 extending to 4.51)



'L' shaped and having a range of shaker style fitted wall, base and drawer units with wooden working surfaces, incorporating a matching breakfast bar, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, the focal point of the room being the five burner free standing gas range with twin electric fan assisted ovens and grill, canopy extractor hood with down lighter, space and plumbing for American style fridge freezer, two radiators, integrated slim line dish washer, inset Belfast sink top, two velux double glazed sky lights with LED down lighters, UPVC double glazed window to side aspect and UPVC double glazed French doors to rear.

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Shower Room



Having a white three piece suite comprising; low centre flush wc, feature wash hand basin nestling on a vanity unit and walk in shower with fixed head mains fed drench shower together with hand held shower attachment, chrome and glass shower cabinet and screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, two wall light points, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

First Floor Landing

With turned spindle balustrade and access to roof space.

Principal Bedroom 14'7" x 12'3" (4.46 x 3.75)



Having radiator, coving to ceiling and UPVC double glazed cant bay window to front aspect.

Bedroom Two 11'1" x 7'11" (3.39 x 2.42)



Having a laminated wood effect floor, walk in single wardrobe, radiator and UPVC double glazed window to rear aspect.

Outside



The property occupies a sizeable mature west facing plot, at this popular residential address. To the front is a picket-fenced boundary, leading to a lawned fore garden with shrubs. An adjacent gravelled driveway and fore court gives car standing space for four cars, with a wooden access gate in turn leading to the rear garden, enclosed by close panelled fencing, having a paved patio and court yard area, the rest being laid to a shaped lawn, outside cold water tap, electric socket and lighting.

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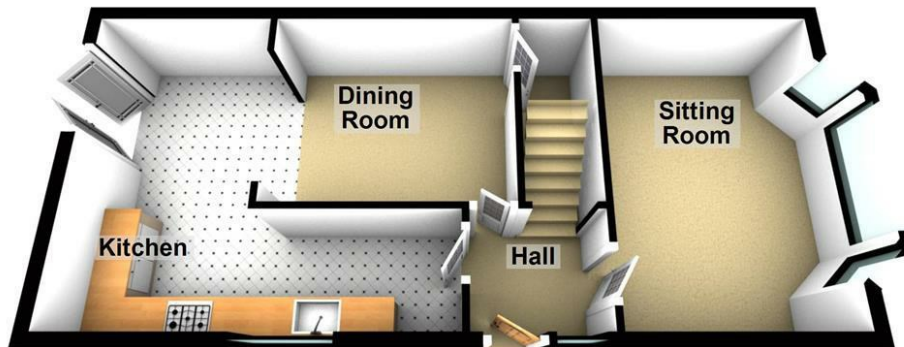
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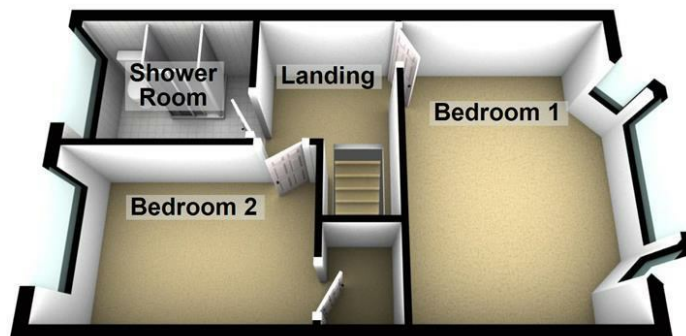
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	