



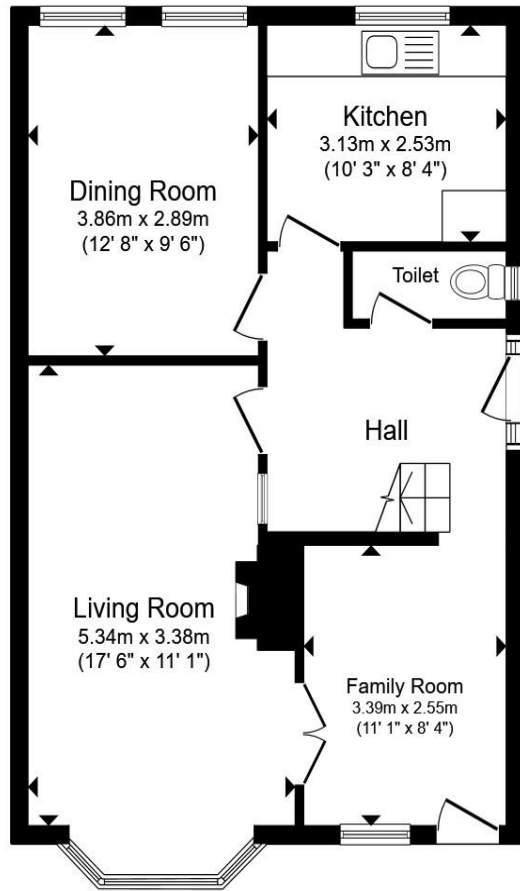
Haven Baulk Avenue, Littleover Derby DE23 4BJ

welcome to

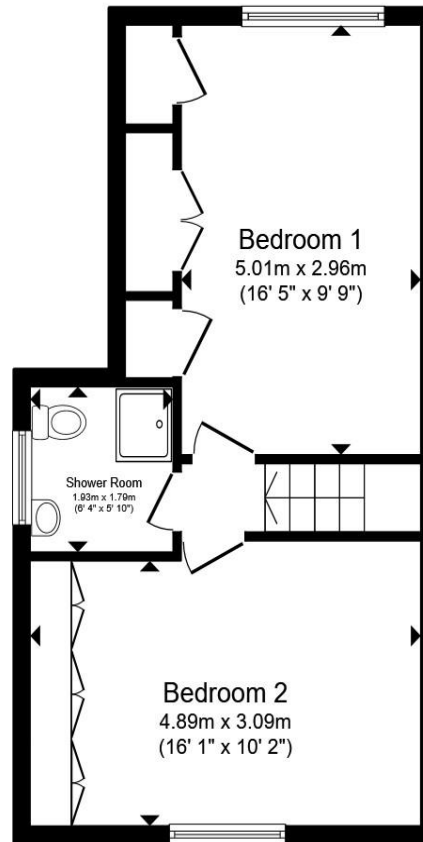
Haven Baulk Avenue, Littleover Derby

A spacious two/ three-bedroom detached home in the sought-after area of Littleover, offering versatile living accommodation, a large driveway, detached garage and private rear garden. Featuring two reception rooms, a separate kitchen, downstairs WC and two generous double bedrooms.





Ground Floor



First Floor

Total floor area 97.7 m² (1,051 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

About The Area

Living Room

17' 6" + BAY x 11' 1" INTO RECESS (5.33m
+ BAY x 3.38m INTO RECESS)

Family Room

11' 1" x 8' 4" (3.38m x 2.54m)

Dining Room

12' 8" x 9' 6" (3.86m x 2.90m)

Kitchen

10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom 1

16' 5" x 9' 9" + WARDROBE (5.00m x
2.97m + WARDROBE)

Bedroom 2

16' 1" x 10' 2" (4.90m x 3.10m)

Shower Room

6' 4" x 5' 10" (1.93m x 1.78m)

Agents Note

welcome to

Haven Baulk Avenue, Littleover Derby

- Detached two/three bedroom home in a desirable Littleover location
- Two spacious reception rooms with interconnecting double doors
- Large driveway providing ample off-road parking
- Detached single garage and enclosed rear garden
- Two generous double bedrooms and a three-piece shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122175



Property Ref:
DBY122175 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Situated in the sought-after area of Littleover, this attractive two-bedroom detached home offers spacious accommodation, a generous driveway, detached garage and private rear garden.

The property features a welcoming hallway, a spacious living room with bay window and feature fireplace, a versatile family room with potential to serve as a third bedroom, home office or additional reception room, and a separate dining room overlooking the garden. A fitted kitchen and downstairs WC complete the ground floor.

Upstairs are two generous double bedrooms and a three-piece shower room. Outside, the enclosed rear garden includes a patio and lawn, while the large detached garage provides excellent storage or workshop space. The extensive driveway offers ample off-road parking.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk