

# Elms Avenue

Littleover, Derby, DE23 6FD

John   
German





CROSLLEY

# Elms Avenue

Littleover, Derby, DE23 6FD

£395,000

Spectacular family home with a great layout especially for anyone who likes to entertain, featuring large open plan living spaces with lovely modern fittings throughout. Prime Location Littleover Community School and Wren Park Primary School catchment areas.



Entrance to the property is via the front entrance porch which is fitted with a very useful cloaks cupboard and leads onto a spacious hallway with stairs rising to the first window to the side and a built-in understairs cupboard and quality laminate flooring which extends throughout the rest of the ground floor living spaces.

The open plan lounge diner is a fabulous space featuring a large bay window overlooking the front elevation and laminate flooring. This fabulously proportioned space offers additional room for extensive seating and a dining table and chairs or it can be used as it is now as a children's play area. The space links up with the extension to the rear via glazed double doors.

The kitchen diner extends across the full width of the house and is filled with natural light from French doors which open out onto the rear garden, a window to the rear and a Velux skylight. The dining area also works as a second seating area with lovely views over the garden whilst the kitchen area is fitted with a range of high gloss base and eye level units with rolled edge worksurfaces and a matching central island. Integrated dishwasher, eye level double oven, five ring gas hob with extractor hood over and leaving space for a slot in American style fridge freezer.

Circling back through into the hallway off which is located the ground floor shower room which is fitted with a low flush WC, vanity washbasin with tiled splashback and storage beneath and a fully tiled shower enclosure, window to the side and tiled floor.

On the first floor stairs lead to a central landing with a window to the side, access to loft space with a pull down loft ladder and doors leading off to the bedrooms and family bathroom.

The bathroom is fully tiled and fitted with a three piece suite comprising low flush WC, P-shaped bath with shower over, rain shower head, hair shower attachment and glass shower screen and a large, moulded vanity washbasin with storage beneath, chrome heated towel rail, window to the rear.

Bedroom one features a bay window overlooking the front elevation and stylish floor to ceiling fitted wardrobes. Bedroom two is a lovely sized double room and overlooks the rear garden whilst the third bedroom is suitable for a single bed or for use as a dressing room or home office.

Outside the property is set back from the road behind a block paved driveway which provides side by side off road parking for three cars. Gated access to the side of the house opens into a lovely fully enclosed rear garden which enjoys a charming open rear aspect and is mainly laid to lawn with an extensive paved patio adjacent to the rear of the house directly accessible via the French doors.

The property is located in a prime location within Littleover Community School and Wren Park Primary School catchment areas. There are Prestigious private schools, including Derby High School and Derby Grammar School also within walking distance, making this an excellent choice for families. The property is located close to a wide range of amenities and is just a short walk from The Royal Derby hospital as well as excellent road and public transport links to Littleover Village, Derby City Centre and Rolls-Royce Sinfin and easily accessible major road links via the A38/A50 and M1.

**Agents note:** It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA16022026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





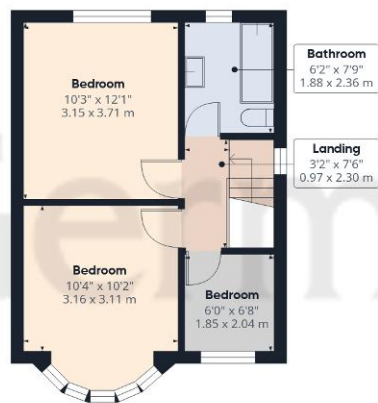


Ground Floor

Approximate total area<sup>(1)</sup>

979 ft<sup>2</sup>

90.9 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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