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Elms Avenue
Littleover, Derby
£310,000



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LITTLEOVER SCHOOL & WREN PARK PRIMARY SCHOOL CATCHMENT -
A most attractive and beautifully presented 1930's semi-detached home with superb contemporary open plan dining kitchen and a generous south facing rear garden.. The property occupies a generous south facing rear garden plot, set within this highly convenient location just a short walk away from the Derby Royal Hospital and offering easy access to excellent amenities in both Littleover and Mickleover.

The property features: entrance hallway, stylish lounge with bay window with double opening doors leading through to the superb open plan contemporary dining kitchen with breakfast bar and integrated appliances. The dining kitchen also leads to a garden room at the rear with access to the rear garden. Upstairs, the first floor landing leads to three bedrooms and a contemporary bathroom.

Outside, the property has a driveway to the front with the driveway continuing to the side leading to a detached garage/store. The property stands on a generous plot and has a large south facing rear garden with patio and extensive lawn.





The Detail

This attractive property offers a welcoming entrance hallway with stained glass leaded windows, wood dado rail and contemporary glass-panelled doors leading to a generous front living room. The space is centred around a feature fireplace with marble hearth and gas coal-effect fire, complemented by oak effect flooring and a charming bay window and double opening doors leading to the superb open plan dining kitchen.

The superb open-plan dining kitchen has been recently re-fitted with stylish green wood grain effect units, pewter handles with beautiful marble effect worksurfaces and breakfast bar and recessed LED lighting. The kitchen comes fitted with a comprehensive range of integrated appliances including washing machine, electric oven, microwave, gas hob with stylish extractor unit. There is oak effect flooring a double opening doors leading to a double glazed garden room with insulated roof and double doors opening out onto the rear garden.

Upstairs, there are three bedrooms, with the primary bedroom to the front, a second double with built-in wardrobes overlooking the garden, and a third single room ideal as a study or nursery. The contemporary bathroom features a white three-piece suite with chrome fittings, limestone effect flooring and a heated towel rail.



Externally, the property stands in an elevated position set back from the road with a driveway to the front and this driveway continues to the side of the property and onto a good sized detached garage/store measuring 17'8" x 8'4". The garage has the benefit of power and light. This property stands on a generous south facing plot and benefits from a large enclosed south facing rear garden with paved patio and extensive lawn.





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The Location

Elms Avenue is ideally positioned in one of Littleover's most sought-after areas, offering excellent access to local amenities and transport links. The property is within the noted Littleover School and Wren Park Primary School catchment and is just a short distance from the Royal Derby Hospital, making it an ideal spot for families and healthcare professionals. Littleover village is a vibrant area, featuring independent shops, cosy cafés, and traditional pubs, alongside essential services like supermarkets and a post office.

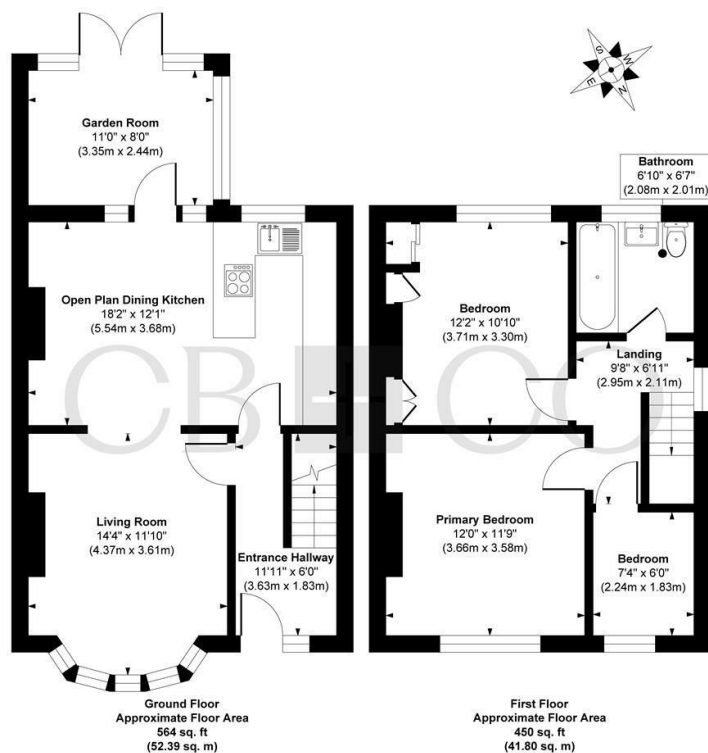
For leisure, Mickleover Golf Club offers a beautifully maintained course, perfect for golf lovers. The popular Insomnia coffee shop is nearby, ideal for a relaxing coffee in a welcoming atmosphere. Commuters will appreciate the quick access to the A38 and A50, providing convenient routes to Derby city centre and beyond. This location offers a perfect blend of convenience and lifestyle, making it ideal for both families and professionals alike.







Elms Avenue, Littleover, Derby



Approx. Gross Internal Floor Area 1014 sq. ft / 94.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Beautifully Presented 1930's Style Semi-Detached Home
- Littleover School & Wren Park School Catchment
- One of Littleover's Most Popular Locations
- Just a Short Walking Distance from the Royal Derby Hospital
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Stylish Living Room & Garden Room
- Stunning Contemporary Open Plan Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Driveway, Detached Garage & Generous South Facing Rear Garden
- Close to Excellent Local Amenities in Littleover & Mickleover

Size

Approx 1014.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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