



Heath Avenue, Littleover, Derby, DE23 6DJ

welcome to

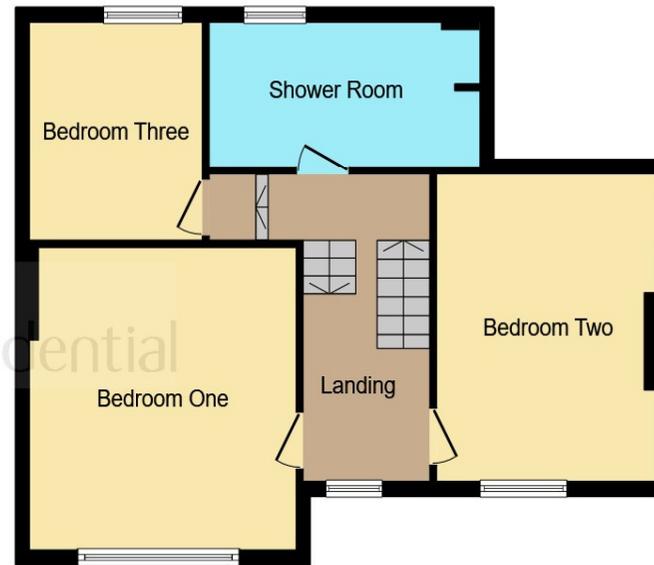
Heath Avenue, Littleover, Derby

A grand Edwardian three bed home in sought after Littleover, offering spacious rooms and a huge garden. Sold with planning permission for two new semi detached homes, providing excellent renovation and development potential close to top schools.





Ground Floor



First Floor

About The Area

Lounge

22' 9" Max x 12' 5" Max (6.93m Max x 3.78m Max)

Dining Room

13' 9" Max x 13' 11" Max (4.19m Max x 4.24m Max)

Garden Room

11' 3" Max x 6' 3" Max (3.43m Max x 1.91m Max)

Kitchen

9' 9" Max x 13' 5" Max (2.97m Max x 4.09m Max)

Shower Room

6' 2" Max x 9' 4" Max (1.88m Max x 2.84m Max)

Bedroom 1

13' 8" Max x 12' 5" Max (4.17m Max x 3.78m Max)

Bedroom 2

14' 10" Max x 12' 5" Max (4.52m Max x 3.78m Max)

Bedroom 3

10' 1" Max x 8' 5" Max (3.07m Max x 2.57m Max)

Shower Room

6' 6" Max x 13' 4" Max (1.98m Max x 4.06m Max)

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.focalagent.com

welcome to

Heath Avenue, Littleover, Derby

- Grand Edwardian three-bedroom detached home
- Beautiful period features
- Spacious living areas
- Three well-proportioned bedrooms
- Substantial plot

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

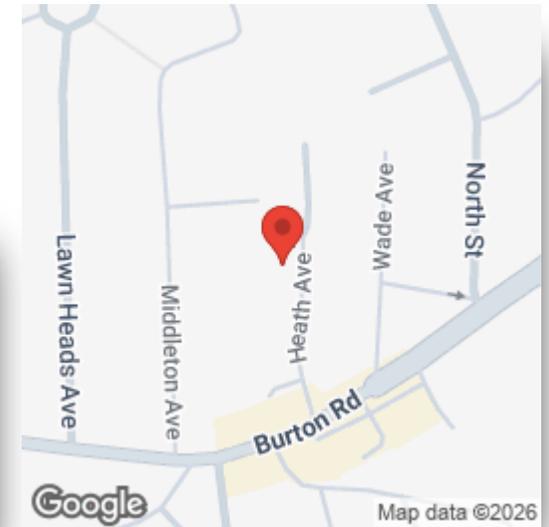
£565,000

This impressive Edwardian three bedroom detached home sits in the heart of highly desirable Littleover and combines period charm with exceptional potential. The welcoming hallway features beautiful original Minton tiled flooring, leading to generous living spaces including a large lounge with fireplace, dining room, kitchen, utility room and a practical downstairs shower room with storage.

Upstairs are three well proportioned bedrooms and a large family bathroom. The property occupies a substantial plot with expansive gardens.

The outline planning permission granted (ref: 24/01435/OUT) for the construction of two new semi detached homes within the adjoining garden. The proposed new builds each include an entrance hall, guest cloakroom, dining kitchen, rear lounge with bifold doors, three bedrooms and a bathroom. Alterations to the existing property are also outlined, offering the chance to modernise.

This rare opportunity provides flexibility for buyers, whether creating a forever home, undertaking a renovation, or exploring a development project in a prime Derby location.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY120165 - 0008

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