

# 3 Bed House - Semi-Detached

£310,000

 Breedon Avenue, Littleover, Derby, DE23 1LR



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This property has been thoughtfully extended and upgraded to a high specification, making it arguably the finest of its kind in the area. Nestled in the desirable neighbourhood of Littleover, Derby, this semi-detached house on Breedon Avenue stands as a remarkable example of modern living.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is a superior dining kitchen, which boasts a family and media area, perfect for both casual dining and hosting gatherings. The kitchen is designed with functionality and style in mind, ensuring that it meets the needs of contemporary family life.

The property features three well-proportioned bedrooms, each offering a comfortable retreat. The luxury shower room adds a touch of elegance, providing a serene space to unwind after a long day.

Set on a sizeable, mature landscaped plot that faces west, this home benefits from plenty of natural light throughout the day. The outdoor space is ideal for enjoying sunny afternoons and evenings, while the double tandem garage offers convenient storage solutions.

This property is not just a house; it is a home that combines comfort, style, and practicality in a sought-after location. With its impressive features and prime setting, it presents an excellent opportunity for families and professionals alike. Do not miss the chance to make this exceptional property your own.

The property is sold freehold. Council tax band B. Energy rating D.

## Recessed Entrance Porch

To:-

## Reception Hall



Having feature composite and opaque double glazed entrance door, radiator, wood grain effect laminate floor, understairs storage cupboard, full height cloaks cupboard, UPVC opaque double glazed window to side aspect and staircase to first floor.



## Guest's Cloakroom / Wc



Having white concealed flush wc incorporating a wash hand basin with complimentary splashback, laminated wood effect floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.

## Sitting Room 13'0" x 11'3" (3.97 x 3.45)



The focal point of the room being the feature wooden fire surround with cast iron

open fire, sited on a raised black granite hearth, parquet effect laminate floor, television and media connection points, radiator and UPVC double glazed cant bay window to front aspect.

## Dining Kitchen With Family / Media Area

## Family Room 11'2" x 10'8" (3.41 x 3.27)



The focal point of the room being the recessed wall mounted contemporary style living flame fire, ceiling LED down lighters, contemporary style radiator and open arch to:-

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**Kitchen 18'10" x 17'10"**  
**reducing to 6'4" (5.75 x 5.45**  
**reducing to 1.94)**



'L' shaped and having a range of handleless, soft close fitted wall, base and drawer units with wood grain effect laminated working surfaces together with matching splash backs, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, under cupboard LED down lighting, high specification integrated black glass induction hob, electric fan assisted oven and grill together with a microwave oven and grill, pan warmer, sizeable full height larder fridge together with integrated freezer and dish washer, space and plumbing for automatic washing machine, two radiator, ceiling LED down lighters, matching eye level glass display cabinet, wood grain effect laminate floor, concealed Worcester wall mounted gas boiler, UPVC opaque double glazed window to side aspect, velux double glazed sky lights, integrated wine cooler and UPVC double glazed window. The kitchen opens out into the:-



**Family / Media Area 11'1" x 11'7" (3.38 x 3.55)**



Having television and media connection points, wood grain effect laminate floor, two contemporary style radiators, ceiling LED down lighters with velux double glazed sky light, double glazed bi-fold doors giving views and access over the private mature landscaped rear garden.

## Dining Area



## First Floor Landing



With access to roof space (having pull down loft ladder, the loft being partially boarded and supplied with power and light and UPVC opaque double glazed window to side aspect.

**Principal Bedroom 15'9" x 9'5"**  
**plus wardrobe depth (4.81 x 2.88 plus wardrobe depth)**



Having a range of quality built in bedroom furniture, radiator, ceiling LED down lighters and UPVC double glazed cant bay window to front aspect.



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## Bedroom Two 11'2" x 8'7" plus wardrobe depth (3.42 x 2.64 plus wardrobe depth)



Having a range of quality built in wardrobes, radiator, built in airing cupboard (housing the pre insulated cylinder) and UPVC double glazed window to rear aspect.

## Bedroom Three 8'1" x 6'9" (2.48 x 2.07)



Having radiator and UPVC double glazed window to front aspect.

## Luxury Shower Room



Having white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin nestling on a white high gloss vanity unit and walk in wet area having feature fixed head mains fed drench shower together with hand held shower attachment, frameless glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, powder coated heated towel rail, back lit LED vanity mirror, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a sizeable mature landscaped, west facing plot, at this sought after residential address. To the front is a block paved three car fore court with twin wooden access gates at the side, with a further concrete driveway (having outside double electric point and cold water tap)

leading to the detached double tandem brick garage, measuring internally 7.54 x 2.53m, having up and over door, side personal door and supplied with power and light. The private west facing landscaped garden, is enclosed by close panelled fencing. laid to a shaped lawn with concrete patio area and pergola, raised timber decked sun terrace, mature trees and outside garden lighting.



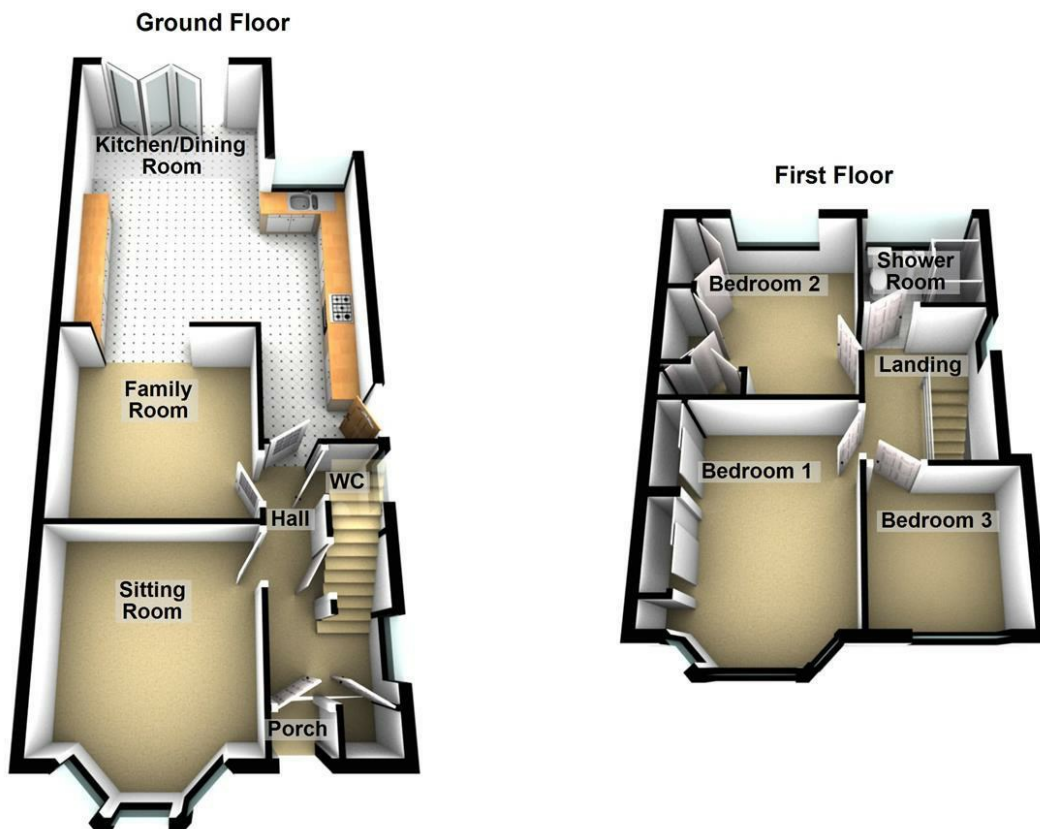
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		
England & Wales		55	72

EU Directive 2002/91/EC

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