

Fletcher & Company

25 Birchwood Avenue, Littleover, Derby, DE23 1QA

Offers Around £345,000

Freehold



- Ideal Family Home
- Cul-de-sac Location
- Close to Excellent Schooling
- Entrance Hall, Fitted Guest Cloakroom
- Through Lounge/Dining Room
- Refitted Breakfast Kitchen, Utility
- Conservatory
- Four Bedrooms & Bathroom
- Well Established Rear Garden
- Driveway to Front & Side, Garage





Summary

This is an extended four bedroom detached residence occupying a quiet cul-de-sac location in Littleover.

This is a well positioned family home which was extended some years ago by way of a two storey extension to now provide spacious accommodation, situated in a popular residential location.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, through lounge/dining room, refitted kitchen with utility off and conservatory. The first floor landing leads to four bedrooms and bathroom.

To the front of the property is a driveway which extends to the side leading to a garage. To the rear of the property is a well established garden with patio.

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The Location

Littleover is a popular residential location. The property is close to a number of schools as well as amenities on Blagreaves Lane, a large supermarket in neighboring Sinfin and an excellent range of amenities in Littleover itself along Burton Road. Easy access is available into Derby city centre and open countryside.

Accommodation

Ground Floor

Entrance Hall

12'6" x 5'11" (3.82 x 1.82)

Double glazed entrance door provides access into the hallway with radiator and staircase leading to the first floor.

Fitted Guest Cloakroom

5'11" x 2'5" (1.81 x 0.74)

With low flush WC and wash handbasin.

Through Lounge/Dining Room

21'3" x 11'0" (6.48 x 3.36)

With feature fireplace with stone surround and hearth with living flame gas fire, radiator, decorative coving, double glazed bow bay window to the front and twin bi-folding doors opening into the breakfast kitchen.



Refitted Breakfast Kitchen

17'1" x 9'4" (5.22 x 2.85)

Recently refitted with oak effect worktops, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset five plate gas hob, built-in oven and grill beneath, appliance space suitable for a dishwasher, double glazed window to the rear, sliding patio doors opening into the conservatory, double glazed door to the side and access into the utility.



Utility

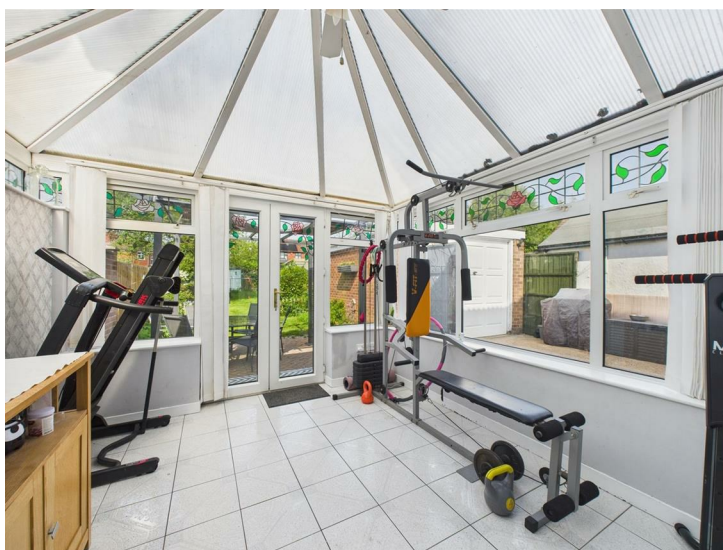
6'0" x 4'11" (1.83 x 1.51)

With further matching oak effect worktops, appliance spaces suitable for a fridge/freezer and washing machine, double glazed window to the side and internal door to the hall.

Conservatory

10'9" x 9'11" (3.28 x 3.03)

Brick based and double glazed construction with radiator and French doors opening onto the garden.



First Floor

Landing

7'6" x 2'7" (2.31 x 0.80)

Semi-galleried landing with radiator, access to loft space, double glazed window to the side and useful cupboard.

Bedroom One

13'6" max into bay x 10'11" max into bay (4.14m max into bay x 3.33m max into bay)

With central heating radiator, fitted wardrobes and double glazed bow bay window to the front.



Bedroom Two

10'11" x 10'0" (3.33 x 3.06)

With radiator, fitted wardrobe and double glazed window to the side.



Bedroom Three

11'1" x 9'4" (3.40 x 2.86)

With radiator and double glazed window to the rear.



Bedroom Four

7'0" x 6'0" (2.15 x 1.84)

With radiator and double glazed window to the front.



Bathroom

6'2" x 5'10" (1.90 x 1.79)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, ladder style, radiator and double glazed windows to the side and rear.



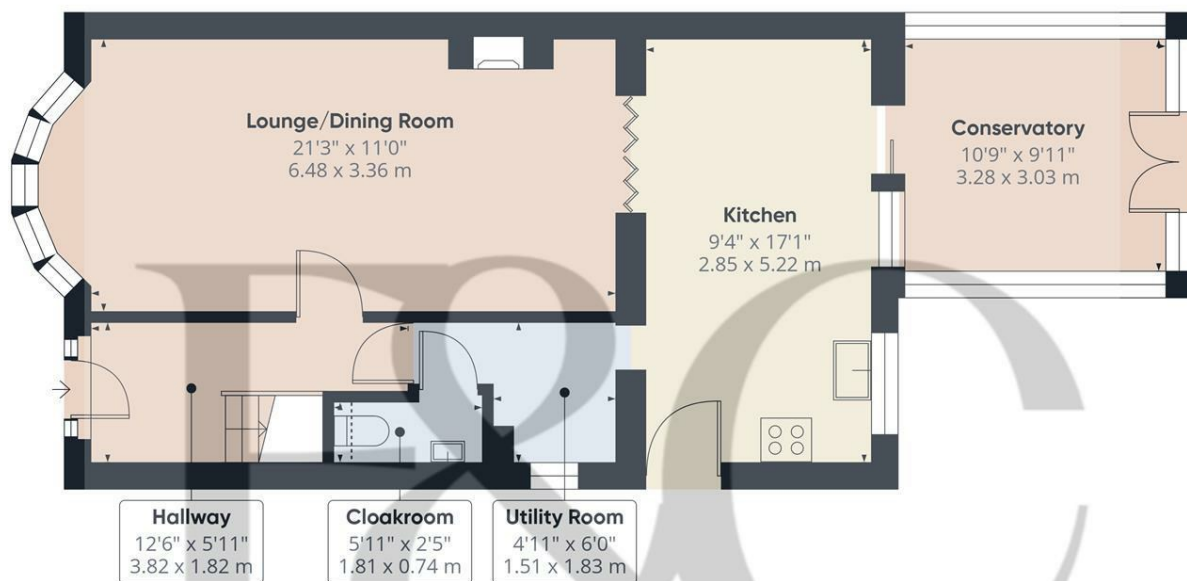
Outside

To the front of the property is a driveway providing off road parking extending to the side and leading to a detached garage. To the rear of the property is a well established garden featuring a patio area, lawn, well stocked borders and mature trees.



Council Tax Band B





Floor 0

Approximate total area⁽¹⁾

632 ft²
58.7 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

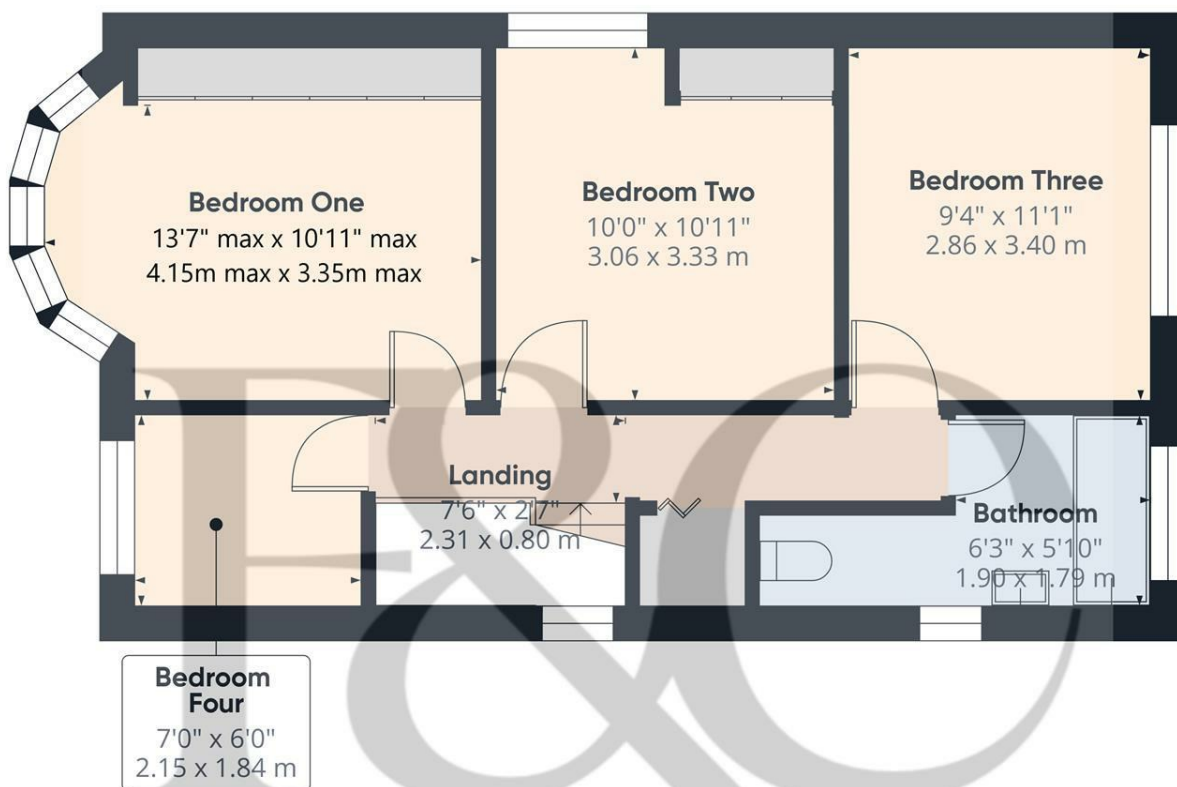
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

493 ft²
45.9 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: B
Tenure: Freehold

