



BEECHWOOD CRESCENT, LITTLEOVER, DERBY

PRICE £310,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO BEECHWOOD CRESCENT

DELIGHTFUL POSITION WITH VIEWS OVER A GREEN - A most attractive, recently renovated two double bedroom detached bungalow, occupying a delightful position within this ever-popular, mature residential area, conveniently located close to the excellent amenities of Littleover Village centre. The property has been beautifully renovated and upgraded to a high specification, with tasteful, neutral décor throughout.

The accommodation benefits from gas central heating and uPVC double glazed windows and doors. In brief, the accommodation comprises: entrance hallway, spacious living room, contemporary fitted dining kitchen, two double bedrooms and a stylish shower room.

Outside, the property is set back from the crescent behind a low-maintenance front garden. A block-paved driveway with gated access continues along the side of the property, providing ample off-road parking and leading to a detached single garage.

Occupying a generous plot, the property also enjoys a beautifully landscaped enclosed rear garden with extensive paved patio area offering an attractive and private outdoor space with a delightful outlook.

THE DETAIL

Situated in the sought-after suburb of Littleover, this well-presented two double bedroom detached bungalow enjoys an attractive position overlooking a pleasant green and offers stylish, low-maintenance accommodation throughout that has been recently renovated to a quality finish and offers ready to move into accommodation.

The property is approached via an open entrance porch leading into a welcoming hallway with walnut-effect flooring, providing access to all principal rooms. The spacious living room benefits from a large front-facing window fitted with built-in blinds, creating a bright and comfortable space for relaxing. To the rear, the contemporary dining kitchen is fitted with a range of sleek high-gloss handleless units complemented by resin stone worktops and a breakfast bar. Integrated appliances include a Hotpoint electric oven and induction hob with extractor over, while a composite one-and-a-half bowl sink with swan neck mixer tap adds a practical touch. There is also space for a washing machine, with the Hotpoint appliance included within the sale. A composite rear door provides direct access to the garden.

Both bedrooms are generous doubles, with the primary bedroom enjoying an outlook across the green to the front, while the second bedroom features French doors opening onto the rear patio, creating an excellent connection to the outdoor space. The shower room is appointed with a modern white three-piece suite, including a double-width shower with Triton electric shower, vanity storage, chrome heated towel rail and attractive tiled splashbacks.

Externally, the property offers a double-width block-paved driveway, resin stone pathway and gravelled frontage, with gated side access leading to the rear. The generous enclosed garden features a split-level paved patio, lawned areas, planting beds and a timber shed, while a detached concrete sectional garage with up-and-over door provides additional storage

CB+CO





The Location

The property occupies a highly convenient position within easy walking distance of the excellent amenities available in Littleover Village. These include a supermarket, post office, petrol station, a variety of independent shops and everyday retail outlets, together with regular bus services providing straightforward access to Derby city centre.

The area also offers an excellent choice of leisure and recreational facilities. Nearby are the Congregational Cricket Club and CURC Tennis Club on Brayfield Road, while Littleover Tennis Club and Mickleover Golf Club are both within easy reach, providing superb opportunities for sporting and social activities.

For commuters, the property is ideally situated with excellent road links to the A38 and A50, providing swift access to the M1 motorway and the wider regional road network.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

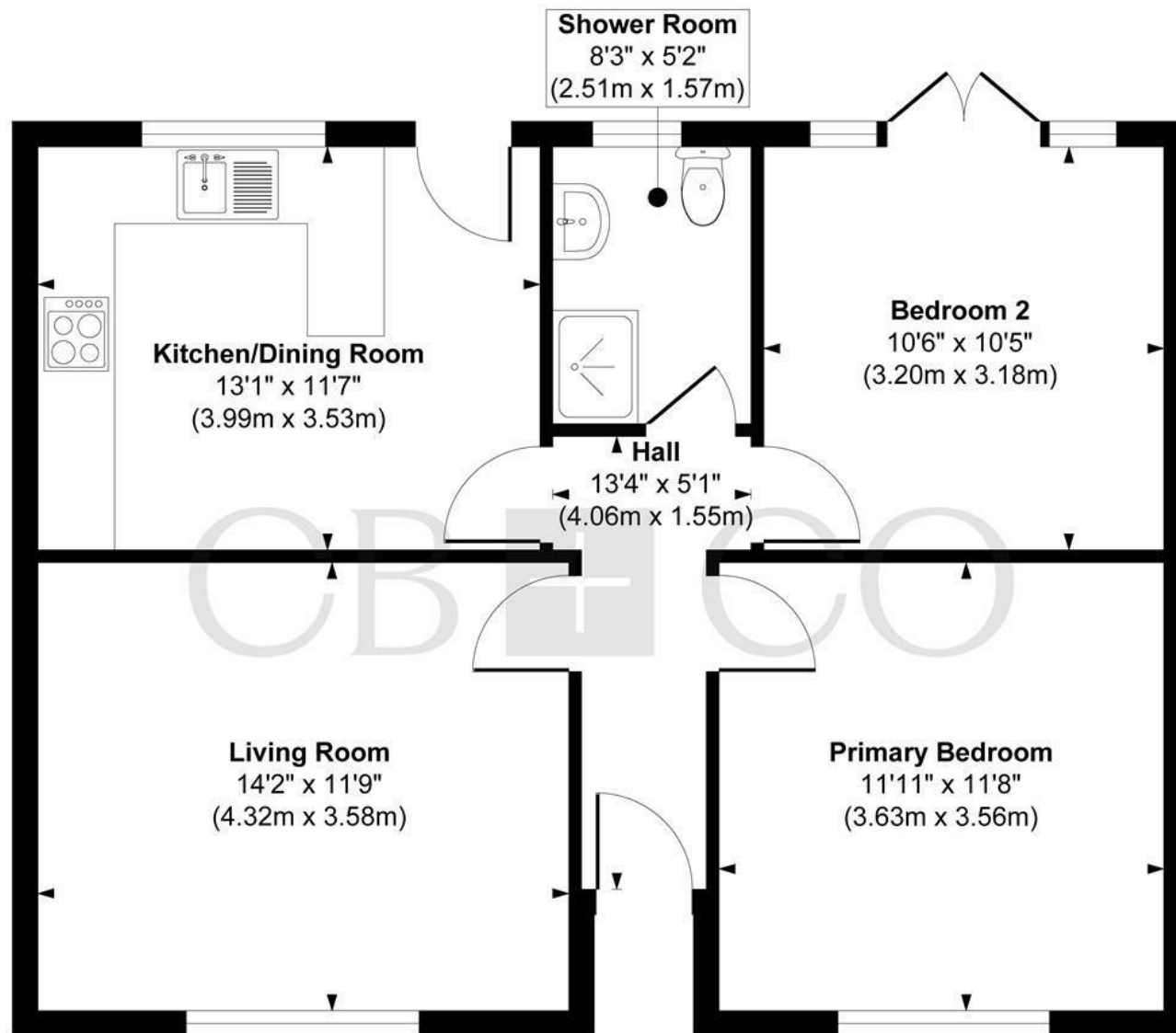








Beechwood Crescent, Littleover, Derby



Floor Plan

Approx. Gross Internal Floor Area 647 sq. ft / 60.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Beautifully Renovated Two Double Bedroom Detached Bungalow
- Delightful Position - Outlook Over a Green
- Comprehensively Upgraded & Presented to Tasteful Neutral Theme
- Gas Central Heating & Double Glazing
- Entrance Hallway, Living Room & Contemporary Kitchen
- Two Double Bedrooms & Shower Room
- Front Garden with Delightful Outlook - Driveway, Single Detached Garage
- Generous Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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