



**Birchwood Avenue, Littleover Derby DE23 1PZ**

**welcome to**

## **Birchwood Avenue, Littleover Derby**

Situated in the sought-after Derbyshire village of Littleover, this three-bedroom semi-detached house comprises of an entrance hallway, lounge, dining room, kitchen, three bedrooms, a family bathroom, driveway and rear garden. Call us now to view!



## **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the lounge and first floor landing. Finished with tiled flooring, a porthole window and a radiator.

## **Lounge**

13' 3" x 11' 11" ( 4.04m x 3.63m )

Cosy lounge featuring a fireplace, finished with carpeted flooring, a radiator, a double-glazed bay window to the front and an archway leading to the dining room.

## **Dining Room**

11' x 10' 11" ( 3.35m x 3.33m )

Accessed through the lounge, finished with carpeted flooring, a radiator and patio doors leading out to the rear garden.

## **Kitchen**

14' 3" x 6' 11" ( 4.34m x 2.11m )

Accessed through the dining room, a fitted kitchen comprising of base, wall and drawer units with an integrated overhead extractor hood and stainless steel sink, with space and plumbing for additional appliances. Finished with tiled flooring, spotlights to the ceiling, a double-glazed window to the rear and a door leading out to the rear garden.

## **Landing**

First floor landing providing access to three bedrooms and a family bathroom. Finished with carpeted flooring and a double-glazed window to the side.

## **Bedroom One**

13' 3" x 10' 11" ( 4.04m x 3.33m )

Double bedroom finished with carpeted flooring, fitted wardrobes, a radiator and double-glazed bay window to the front.

## **Bedroom Two**

11' 1" x 10' 11" ( 3.38m x 3.33m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window.

## **Bedroom Three**

6' 11" x 6' ( 2.11m x 1.83m )

Single bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

## **Bathroom**

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with vinyl flooring, part-tiled walls, a radiator and frosted double-glazed window to the rear.

## **External**

Externally, to the front, a driveway providing off-road parking for multiple vehicles. To the rear, a large garden partially laid-to-lawn, with a patio paved area, great for seating. A wonderful space with heaps of potential.



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## Birchwood Avenue, Littleover Derby

- THREE-BEDROOM SEMI-DETACHED HOUSE
- COSY LOUNGE AND DINING ROOM
- MASTER BEDROOM WITH FITTED WARDROBES
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- WELL-ESTABLISHED REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£265,000**



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Property Ref:  
MVR109391 - 0004

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