

Willson Avenue
Littleover, Derby, DE23 1DA

John 
German







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£320,000

Full of surprises, the back of this house is where this home really comes to life, benefitting from an unusually large plot, the garden is a wonderland for children and gardeners whilst the rear extension significantly increases the floor space and creates a wonderful connection to the outdoors.

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Willson Avenue is a lovely tree lined street ideally situated in Littleover off Blagreaves Lane, a vibrant and thriving area known for its strong sense of community and excellent range of local schools and amenities. Residents will appreciate the easy access to independent shops, cosy cafes, and a variety of nearby supermarkets, alongside a local petrol station for everyday essentials. The area is well-connected by regular bus routes, with convenient access to major road networks, ensuring travel is straightforward and hassle-free. Close proximity to The Royal Derby Hospital and nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature.

This family home has been subject to three extensions which have created an extremely practical layout ideal for families starting at the front where the main entrance hall has been extended to create a generous and welcoming space ideal for navigating pushchairs, with plenty of natural light from double aspect windows and featuring coat hanging space and room for shoe storage. Doors lead off to the main ground floor living spaces and a set of stairs rise to the first floor with understairs storage.

The lounge is an excellent size with room for plenty of soft furnishings and occasional furniture (including a piano currently), whilst a fireplace and the large bay window form focal points to the room and a pair of folding double doors lead directly into the open plan dining kitchen.

The large open plan dining and living space comes from the full width rear extension and incorporates the original kitchen area. Full width sliding patio doors provide lovely views of the garden and access directly onto the raised rear patio and with the addition of plenty of side facing windows, as well as a part glazed side entrance door, filling the space with natural light. The kitchen is fitted with an extensive range of units with roll edge worksurfaces extending to form a breakfast bar, an inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level oven, electric hob with extractor hood over, integrated dishwasher, plus space for a free standing fridge freezer.

In a further extension to the side of the house is what was built as a ground floor wet room and has now been repurposed as a WC/utility room but could be easily swapped back, fitted with a low flush WC, wall mounted wash basin with tiled splashback, plumbing for washing machine with worksurface above, and window to the rear.

On the first floor, stairs lead to a central landing with doors leading off to the bedrooms and bathroom, window to the side and a loft access with pull down ladder to the fully boarded roof space.

The master bedroom is located to the front of the house with fitted wardrobes. Bedroom two is also a good double featuring sliding patio windows which overlook the rear garden whilst bedroom three is a single bedroom which overlooks the front.

The bathroom has been fully tiled and fitted with a modern suite comprising concealed flush WC, vanity wash basin with built-in storage and a panelled bath with shower over, heated towel radiator and a window to the rear.

Outside, the property is set back from the road with a combination of block paved and gravelled off road parking, with gated access to the rear garden.

The large rear garden is a wonderful feature of this family home with a superb, raised patio adjacent to the rear of the house providing excellent outdoor entertaining space as well as views over the garden with a wooden banister around which grows some delicious edible grapes. Steps lead down to the rest of the garden where there is a timber garden shed with lawn and deep herbaceous borders featuring fruit bushes and herbs. At the bottom of the lawn are two magnificent palm trees, beyond which is a vegetable garden with raised planters, greenhouse and a garden shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

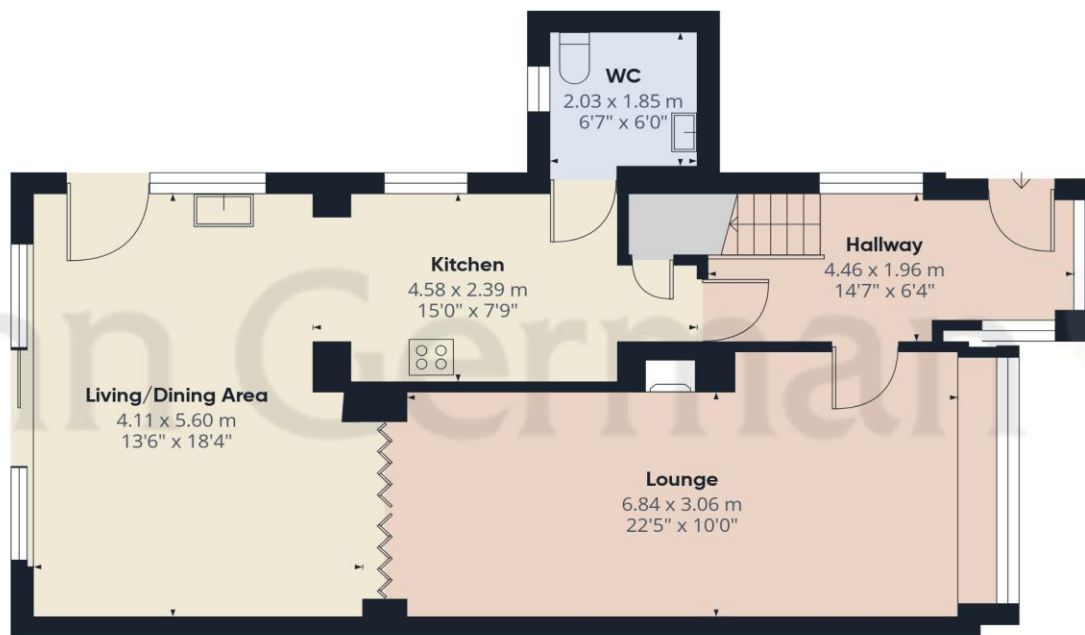
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21092026

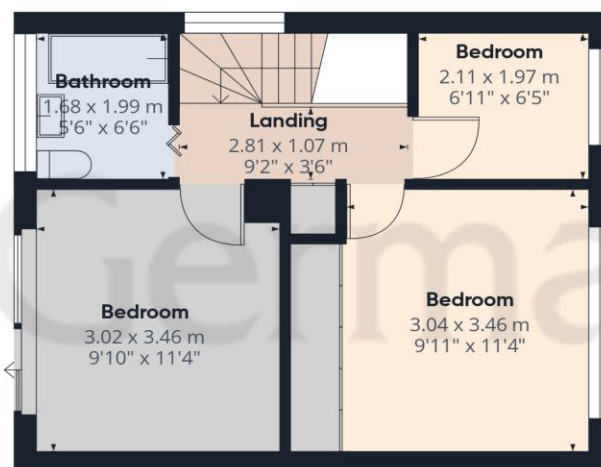
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

103.5 m²

1112 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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