

## 47 Middleton Avenue, Littleover, Derby, DE23 6DN

Price £600,000

Freehold



- Traditional Characterful Dwelling
- Approximately 2298 sq ft of Living Space
- Impressive Spacious Plot
- Extensive Driveway & Double Garage
- Spacious & Versatile Accommodation
- Three Reception Rooms, Study & Kitchen
- Four First Floor Bedrooms with the Potential of creating a 5th Bedroom
- Popular Residential Location
- Close to Excellent Amenities
- Viewing Highly Recommended





## Summary

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An extremely spacious, truly characterful, four bedroom which could be potentially five bedroom, detached residence occupying a highly convenient location close to the centre of Littleover village.

The property offers a wealth of quality accommodation throughout and is extremely versatile and spacious, sitting on a sizeable plot with an extensive rear garden. The accommodation comprises entrance hall opening up to an inner hallway, lounge, living room with feature fireplace, dining room, office/study, quality bespoke fitted kitchen and utility. The first floor landing leads to a principle bedroom with en-suite shower room, three further bedrooms and a spacious well-appointed bathroom.

The property features an extensive gravelled driveway providing car standing for multiple vehicles. There is access down this side to a sizeable, detached garage. To the rear of the property is an impressive rear garden with patio area, extensive lawn, well-stocked borders, a selection of outbuildings, mature hedging and open aspect.

# F&C

## The Location

The property's location on Middleton Avenue gives easy access to an excellent range of amenities along Burton Road in Littleover village centre. There is excellent schooling in the area, notably Littleover Wren Park and Littleover Community School catchment, as well as Derby High school and Grammar school. The property is also close to the Royal Derby hospital and Derby City centre. Excellent transport links are also nearby.

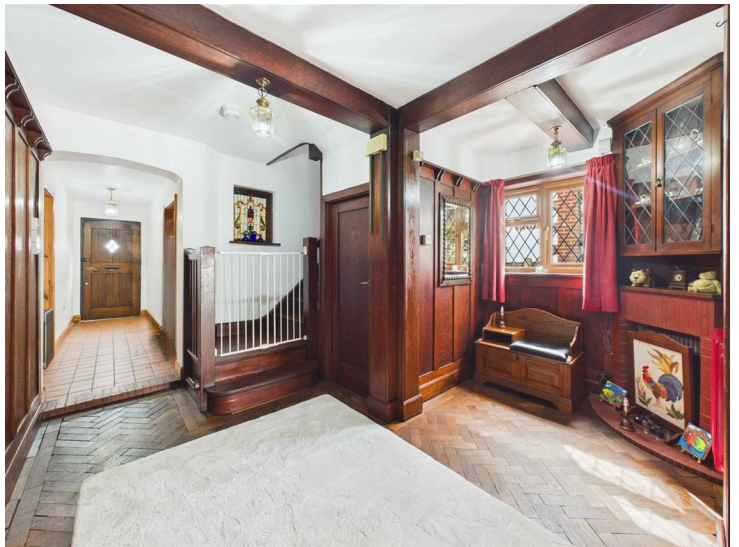
## Accommodation

### Ground Floor

#### Entrance Hall

15'0" x 4'0" (4.57m x 1.22m)

An attractive panelled entrance door with glazed inset provides access to hallway with quarry tiled floor, period style central heating radiator and feature archway to inner hallway.



#### Inner Hallway

12'10" x 12'6" (3.91m x 3.81m)

With feature wood panelled walls, herringbone patterned original oak parquet flooring, period style central heating radiator, corner fireplace with china display cabinet over and staircase to first floor.

## Lounge

14'4" x 12'11" (4.38 x 3.96)

Having a period style central heating radiator, feature exposed beam ceiling, leaded windows to front and side and multi-pane doors to living room.

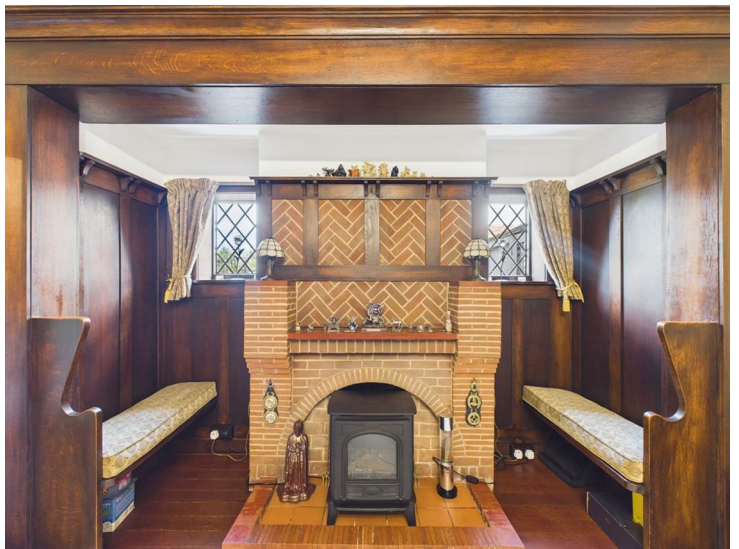


## Living Room

16'3" x 14'5" (4.95m x 4.39m)

(Measurements into Inglenook fireplace)

Featuring a beautiful inglenook fireplace with wood surround, brick fireplace with raised hearth and space for electric fire, feature wood panelled walls, period style central heating radiator, feature exposed beam ceiling, exposed wooden floorboards and two leaded windows to side.



### **Study**

14'3" x 8'5" (4.35 x 2.59)

With period style central heating radiator, feature exposed beam ceiling, exposed wood floorboards and leaded window to front offering views down Middleton Avenue.



### **Dining Room**

11'5" x 9'1" (3.49 x 2.77)

Featuring a corner fireplace with decorative wooden surround, tiled hearth and interior and space for an electric fire, period style central heating radiator, picture rail, exposed wooden floorboards and leaded French doors.



## Open Plan Dining Kitchen

22'6" x 16'7" (6.86m x 5.05m)

Comprising a quality fitted kitchen by Ascot Bespoke Interiors of Derby and featuring pippy oak soft close cabinets/drawers, Belfast style twin ceramic sink unit with mixer tap, quality granite preparation surfaces with tiled surrounds, feature chimney breast incorporating gas range cooker in addition to an American style fridge freezer, integrated dishwasher, two period style central heating radiators, stylish Indian slate flooring, feature exposed brick wall, exposed beams to ceiling, leaded window to rear and access to the utility room.



### Utility Room

With worktops, fitted cupboards, appliance space suitable for washing machine and tumble dryer, continuation of Indian slate flooring and leaded French doors to garden.



### Fitted Guest Cloakroom

6'0" x 5'1" (1.83m x 1.55m)

### First Floor Landing

9'9" x 7'4" (2.98 x 2.24)

A feature semi-galleried landing with wooden balustrade, exposed floorboards and period style central heating radiator.



## Principal Bedroom

14'4" x 13'4" (4.37 x 4.07)

Having a period style central heating radiator, feature beam to ceiling, exposed wooden floorboards and leaded window to front.



## En-Suite

14'5" x 2'9" (4.41 x 0.84)

Appointed with a Drummonds of Chelsea high level WC, pedestal wash handbasin, shower cubicle, period style central heating radiator, shaver point and leaded window to side.



## Bedroom Two

13'3" x 12'3" (4.05 x 3.74)

Featuring a corner fireplace with tiled surround, period style central heating radiator, exposed wooden floorboards and leaded window to side.



### Bedroom Three

14'6" x 12'3" (4.44 x 3.74)

With a period style central heating radiator, exposed wooden floorboards and leaded window to side.



### Bedroom Four

14'4" x 9'2" (4.38 x 2.80)

With period style central heating radiator, exposed wooden floorboards and leaded window to front with views down Middleton Avenue.



## Well-Appointed Bathroom

12'3" x 8'7" (3.74 x 2.63)

Fully tiled with a period style suite comprising WC, pedestal wash handbasin, shower cubicle, separate freestanding roll edge claw foot bath with shower attachment, period style towel radiator, shaver point and leaded window to side.



## Outside

The property occupies a prominent plot with extensive gravelled for garden and ample off-road parking which extends down the side of the property to a spacious detached garage.

To the rear of the property is a fabulous garden with an impressive patio area, extensive lawn, pathway leading to a range of outbuildings, well-stocked borders, timber fencing and a backdrop of mature trees.



## Double Garage

16'9" x 16'5" (5.12 x 5.02)

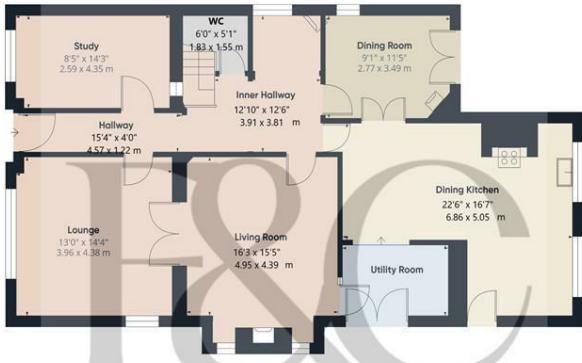
With concrete floor, power, lighting, window and door to side and roller shutter door to front.



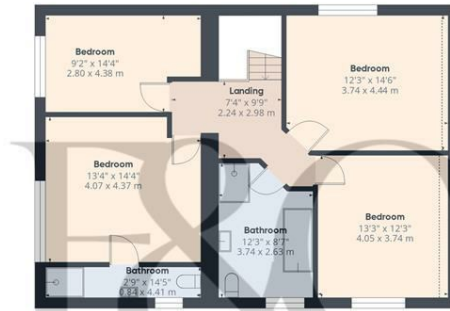
## Council Tax Band C







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>1)</sup>**

2298 ft<sup>2</sup>  
 213.4 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>  
 1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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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47 Middleton Avenue  
Littleover  
Derby  
DE23 6DN

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	