CURRAN BIRDS + CO

Rabown Avenue

Littleover, Derby

£350,000

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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.

EXTENDED FAMILY HOME WITH STUNNING REAR GARDEN & SUMMERHOUSE - A spacious, extended three-bedroom detached family home with a large landscaped rear garden and a substantial timber-framed summerhouse. The property occupies a delightful end-of-cul-de-sac position just off Willson Avenue, and this exceptional plot truly warrants inspection to fully appreciate its potential, including scope for further extension (subject to planning permission).

The property is well presented throughout and briefly comprises: an entrance hallway, a lounge with a bow window, an extended dining kitchen, a separate utility room, and a downstairs WC. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a four-piece family bathroom.

Externally, the property is set behind a driveway, complete with an EV charger, and a single attached garage. To the rear, the stunning enclosed garden features a paved patio, timber-decked seating areas, and an extensive lawn, along with a large timber-framed summerhouse incorporating a built-in bar.

The Detail

The property is entered via a welcoming hallway, which features two double-glazed windows either side of a secure uPVC front door, under-stairs storage, and a wireless alarm system. Internal engineered oak doors lead to the lounge and the dining kitchen.

The stylish lounge has a double-glazed bow window, a contemporary wall-mounted electric fire, and a TV point.

The spacious, extended dining kitchen is fitted with two-tone wall and base units, coordinating roll-top work surfaces, and tiled splashbacks. It includes a sink and drainer, induction hob with a feature extractor hood, two integrated ovens, a dishwasher and microwave, under-cupboard downlighting, and LED plinth lighting. Two double-glazed windows and double doors open onto the garden, while a TV point and LED spotlights complete the room.

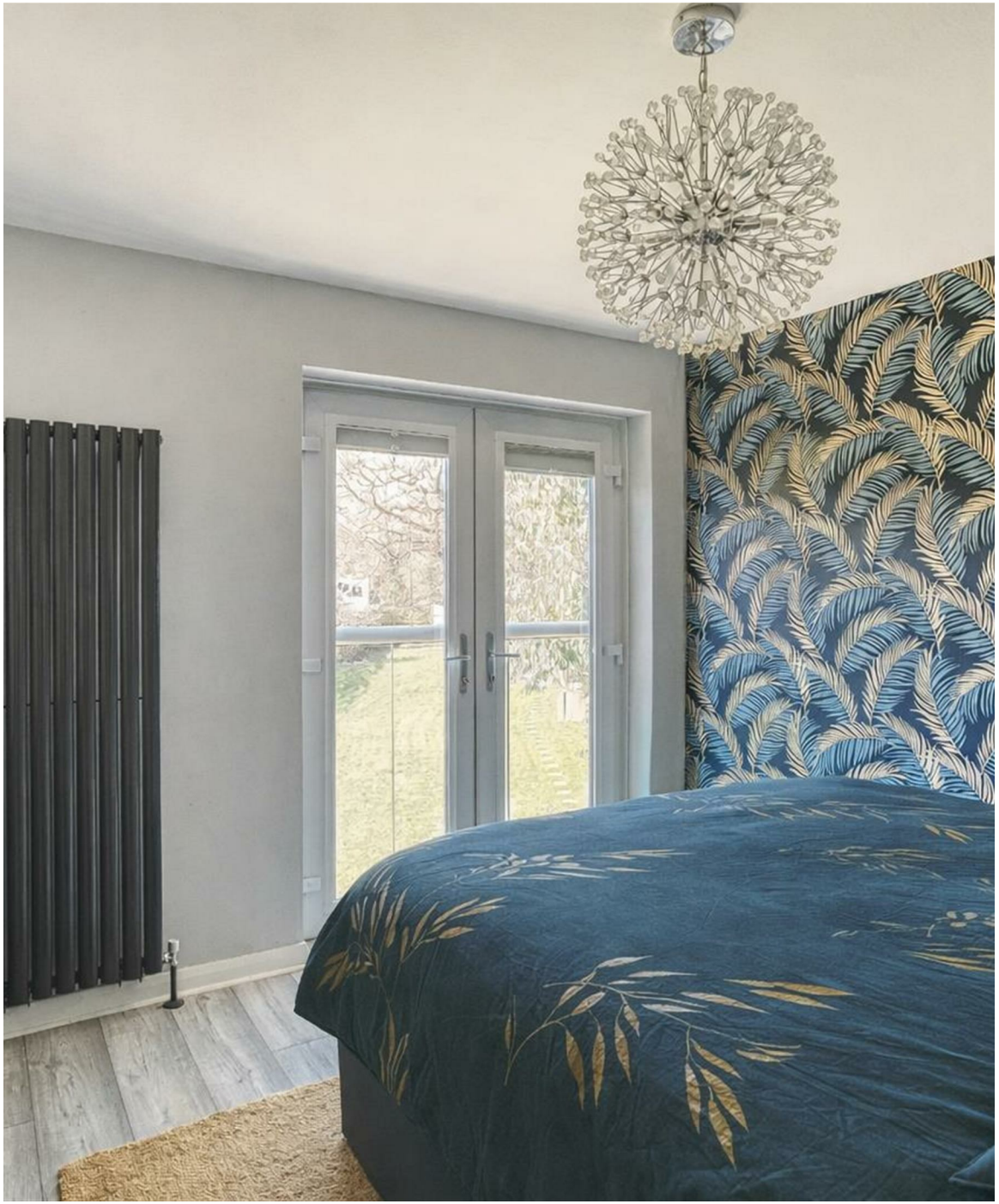
The separate utility room provides plumbing and space for a washing machine and tumble dryer, along with fitted cupboards and a work surface, a double-glazed window, a uPVC door to the garden, and LED spotlights. A downstairs cloakroom is fitted with a wall-mounted wash hand basin with tiled splashback, WC, and heated towel rail.

Upstairs, the landing gives access to all bedrooms and the bathroom, as well as a boarded loft. The primary bedroom has a front-facing window and LED spotlights. The second bedroom includes TV point, double-glazed French doors with a Juliet-style balcony, offering impressive views over the rear garden. The third bedroom features a front-facing window and a mirrored fitted wardrobe. The bathroom is part-tiled and fitted with a double-glazed window, Jacuzzi-style corner bath, WC, wash hand basin, corner shower unit with wall-mounted shower, LED spotlights, and heated towel rail.

The garage is accessed via the utility room and has an electric roller door and power supply.

To the front, a well-maintained driveway provides ample off-road parking and access to both the front door and garage. It also includes an EV charger point.

The rear garden is generously sized and fully enclosed with secure fencing. It features a timber-built storage area, a timber-decked seating space, and a paved patio, along with an extensive lawn that leads to a large timber-framed summerhouse complete with a bar and power supply. Additionally, there are two timber sheds—one of which has power—and rear gated access onto Taverners Crescent.



SPA

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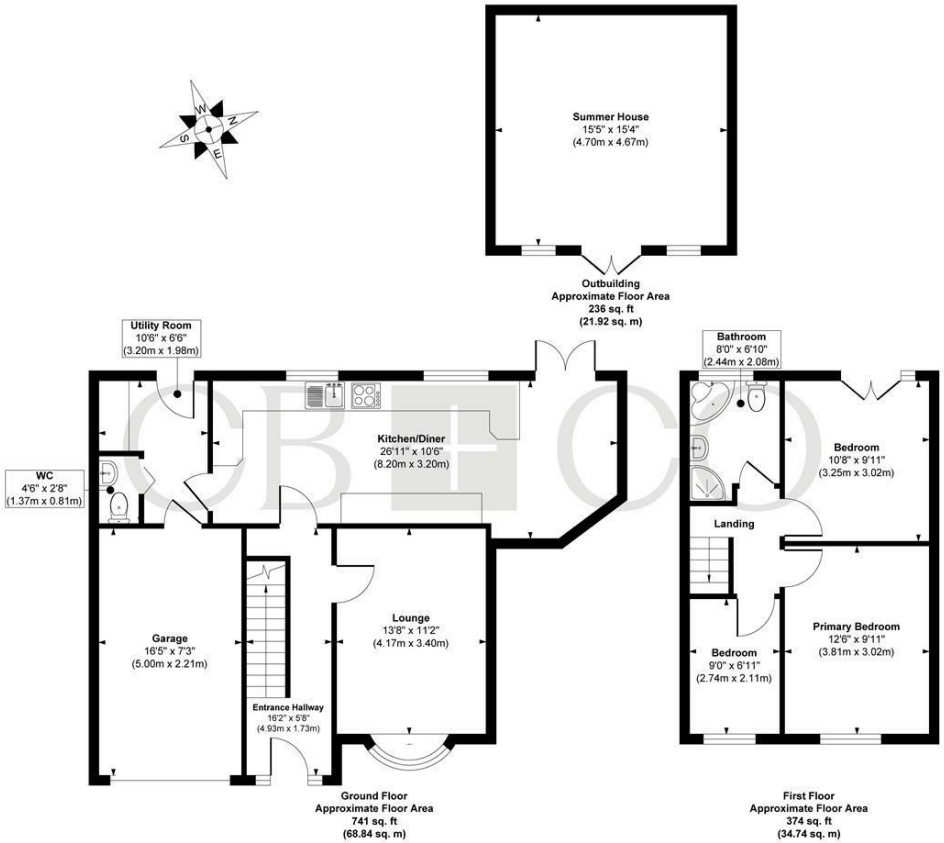
The Location

Rabown Avenue lies in the heart of Littleover, and enjoys a prime location close to an array of amenities. The village offers independent shops, cafes and pubs. Nearby, you'll find Insomnia Coffee Shop, Zanfish Fish & Chip Shop, and a local petrol station with a convenience store.

For professionals, the property is within easy reach of Rolls-Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Transport links are excellent, with regular bus services and easy access to the A38 and A50. Littleover combines a village feel with modern convenience, making it an ideal place to call home.

For recreation, local attractions include the King George V playing fields and Littleover Tennis Club, providing ample options for outdoor activities. For golf enthusiasts, Mickleover Golf Club is also nearby, offering superb facilities, lush fairways, and a welcoming clubhouse for social events, adding to the appeal of this vibrant, well-connected village surrounded by green spaces.

Rabown Avenue, Littleover, Derby



Approx. Gross Internal Floor Area 1351 sq. ft / 125.50 sq. m (Including Garage & Outbuilding)

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

Produced by Elements Property

The *Particulars*

- Well Presented Extended Detached Home with Large Plot
- Most Generous Plot with Large Landscaped Rear Garden
- Exciting Potential for Further Extension (Subject to Planning Consent)
- Delightful End of Cul-de-Sac Location
- Gas Central Heating, uPVC Double Glazing & EV Charger
- Entrance Hallway, WC & Lounge with Bow Window
- Spacious Extended Dining Kitchen & Separate Utility Room
- Three Well Proportioned Bedrooms & Four Piece Bathroom Suite
- Driveway, Single Garage & Spacious Timber Framed Summer House with Bar
- Close to Excellent Local Amenities - Derby Moor School Catchment

Size

Approx 1115.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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