

Elms Avenue, Littleover

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Offers in excess of
£425,000



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This property at a glance:



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TORCG

Elms Avenue, Littleover



Mikaela says:

“If you're looking for a home with character, generous living space and a garden you'll never want to leave, this beautiful period property on Elms Avenue is well worth a look.

From the moment you step through the front door, it's clear this home has retained so much of its original charm. The stunning Minton tiled flooring, colourful stained-glass windows and elegant column radiators all add to its character, while the layout has been thoughtfully adapted for modern family living.

The bay-fronted lounge is a lovely place to relax, filled with natural light, while the dining room opens into a second sitting area to create one large, versatile living space that's perfect for entertaining or spending time together as a family.

The kitchen offers plenty of space for everyday life and is complemented by a modern ground floor shower room with wc, along with internal access to the integral garage.

Upstairs, you'll find four generous bedrooms, including a beautiful main bedroom with a bay window, alongside a surprisingly spacious four-piece family bathroom finished to a high standard.

Outside is where this home really comes into its own. The south-facing garden is wonderfully private and unfolds across several levels, with a generous patio, raised decking area and a large lawn offering endless possibilities for entertaining, children to play, gardening or simply relaxing in the sunshine. It's a fantastic outdoor space that's becoming increasingly difficult to find.

Positioned just moments from the Royal Derby Hospital, with excellent transport links into Derby city centre, this home also benefits from off-road parking and an integral garage, making it as practical as it is charming.”

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Did you spot...

This fantastic family home has 2 versatile reception rooms



A message from the seller:

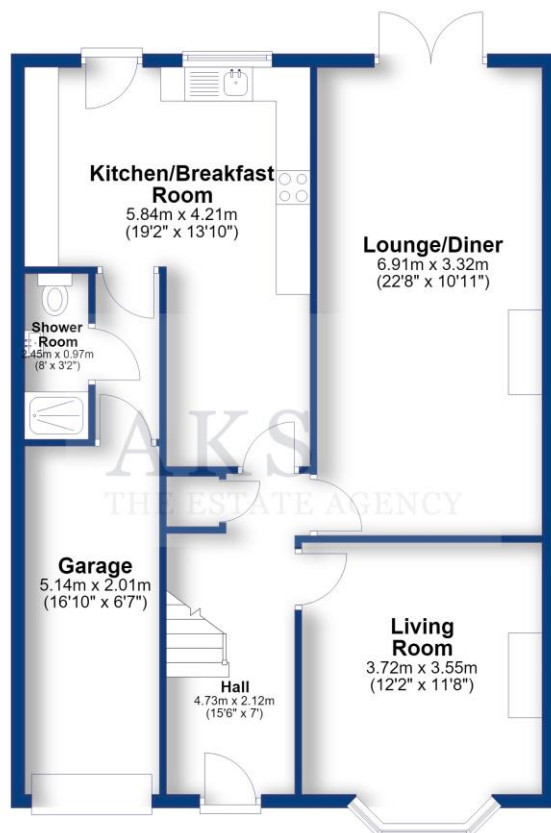
"We have thoroughly enjoyed living here and have especially appreciated the generous space the house offers, which has been perfect for both everyday family life and entertaining. The garden has been one of our favourite places, where we've spent many relaxing evenings enjoying BBQs with family and friends. We've also loved being able to walk to the local shops and being close to the city centre, and local amenities, making day-to-day life so convenient. The friendly neighbourhood has made this a wonderful place to call home, and we're sure the next owners will enjoy it just as much as we have".

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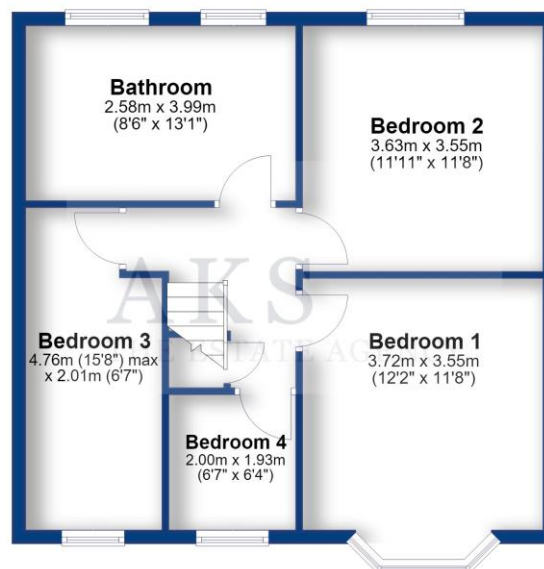
Floor Plan

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Ground Floor
Approx. 82.1 sq. metres (883.9 sq. feet)

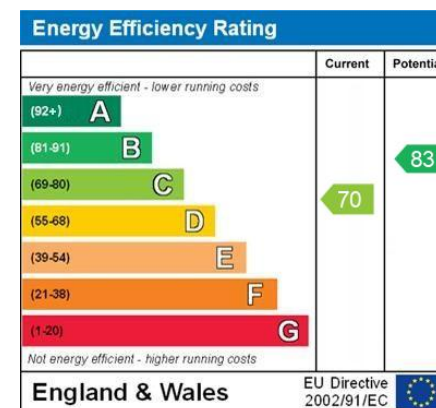


First Floor
Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 139.4 sq. metres (1500.0 sq. feet)

Energy Performance Certificate



Elms Avenue, Littleover

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300+ 5 star Google Reviews



Key Features:

- CHARACTERFUL 4 BEDROOM SEMI-DETACHED HOME
- TWO SPACIOUS AND VERSATILE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM WITH WC
- LARGE FAMILY BATHROOM WITH 4 PIECE SUITE
- LARGE MULTI LEVEL, PRIVATE GARDEN
- FANTASTIC LOCATION CLOSE TO THE HOSPITAL AND CITY TRANSPORT LINKS
- INTEGRAL GARAGE AND DOUBLE DRIVEWAY PARKING
- GENEROUS LIVING SPACES AND GOOD SIZED BEDROOMS



About the area:

A popular suburb of Derby, Littleover offers a wide range of local amenities, including a Co-op, independent shops, takeaways and excellent access to major road links. Residents can enjoy a short walk to the local shops, while Derby City Centre is easily accessible by car or public transport. The Royal Derby Hospital is also conveniently close by, with frequent bus services and quick access via the Ring Road.



Schools:

The property is within the catchment area for Wren Park Primary School and Littleover Community School, making it an excellent choice for families.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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