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Ruskin Way  
Littleover, Derby  
£250,000



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



EXCITING POTENTIAL - A well proportioned traditional semi-detached home, occupying this generous plot and offering exciting potential for modernisation, improvement and extension (subject to necessary planning consent) The property occupies this pleasant cul-de-sac position off Carlisle Avenue in a highly convenient mature residential location close to local schooling, parkland and excellent amenities in Littleover Village.

The accommodation in brief comprises: entrance hallway, lounge separate dining room with open plan access to the kitchen, side hallway, wc and two brick built stores. Upstairs, first floor landing leads to three bedrooms, bathroom and separate wc.

Outside, the property stands set back from the cul-de-sac with a generous frontage and garden. There is also a private and enclosed landscaped rear garden with patio and lawn,





## The Detail

The property is entered via a composite panelled door into a welcoming entrance hallway, featuring a staircase rising to the first floor and access to useful storage. The lounge is positioned to the front of the property and benefits from a gas fire, with a glass-panelled door leading through to the dining room. The dining room enjoys views over the rear garden and provides open-plan access to the kitchen.

The fitted kitchen is arranged with matching wall and base units, generous work surfaces, tiled splashbacks and a freestanding gas cooker. Dual-aspect windows provide excellent natural light, while a pantry with shelving offers additional storage.

To the first floor are three well-proportioned bedrooms, including two generous doubles with fitted wardrobes and a further single bedroom with built-in storage. The bathroom is fitted with a panelled bath and electric shower, complemented by a separate WC.

Externally, the property occupies a generous plot. The front garden is complemented by a driveway to the side, providing parking for approximately three vehicles. A side entrance leads to a hallway providing access to the kitchen, WC, two brick-built storage rooms and the enclosed rear garden. The private rear garden features a patio area, lawn and well-established shrub beds, and is enclosed by hedging and panelled fencing.







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## The Location

Ruskin Way is set in a quiet cul-de-sac position off Carlisle Avenue in Littleover, a highly regarded suburb just southwest of Derby City Centre.

Local life is supported by an excellent mix of independent and high street amenities. Littleover Village offers popular cafés and public houses including the White Swan and Half Moon both providing a friendly local pub atmosphere. There is also a selection of local shops, supermarkets and a petrol station.

Local recreational facilities nearby include King George V playing fields, Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.

Families will appreciate being within the catchment for Derby Moor Academy, The property is also located in the St Peter's Junior School and Carlyle Infant School catchment areas with all these schools being located with just a few minutes walk of Car

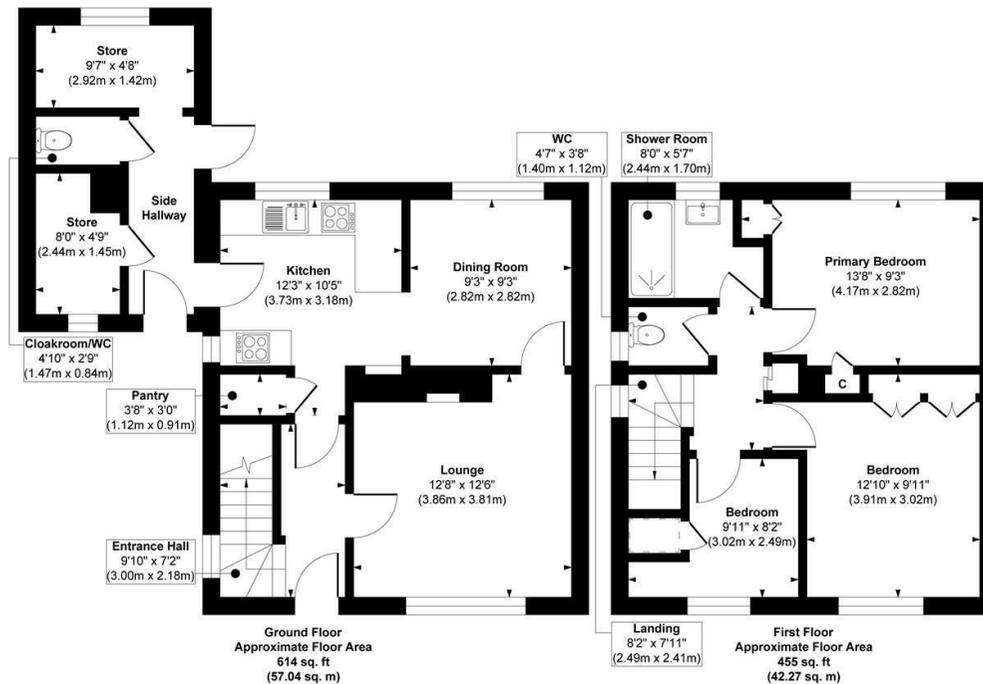
Commuters benefit from swift access to the A38 and A50, while key employers such as Rolls-Royce, Royal Derby Hospital and the University of Derby are all a short drive away.







**Ruskin Way, Littleover, Derby**



**Approx. Gross Internal Floor Area 1069 sq. ft / 99.31 sq. m**

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

Produced by Elements Property



## The Particulars

- Traditional Three Bedroom Semi-Detached Home
- Requires Modernisation - Exciting Potential
- Combination Boiler Gas Central Heating & Double Glazing
- Entrance Hallway, Lounge, Dining Room with Open Access to Kitchen
- Side Hallway, WC & Two Stores
- Three Bedrooms, Bathroom & Separate WC
- Generous Plot - Driveway, Front & Rear Gardens
- Close to Local Parkland & Local Schooling - Carlyle Infant School
- St Peter's Junior School & Derby Moor School Catchment
- No Chain Involved

### Size

Approx 1069.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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