CURRAN BIRDS + CO

Dalton Avenue

Derby

£220,000

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

LITTLEOVER SCHOOL & WREN PARK PRIMARY SCHOOL CATCHMENT – A well-maintained three-bedroom semi-detached home occupying a generous corner plot, featuring an extensive rear garden, driveway and a detached garage situated within the rear garden. The property is located in a highly convenient cul-de-sac just off Manor Road, within easy walking distance of Derby Royal Hospital, and offers excellent access to amenities in both Littleover and Mickleover.

The accommodation benefits from gas central heating and double glazing, and briefly comprises an entrance hallway, a spacious lounge, a dining kitchen and a ground-floor bathroom. To the first floor, the landing leads to three well-proportioned bedrooms.

Externally, a standout feature of the property is the impressive and generously sized rear garden. To the front there is a driveway with double wooden gates providing access to a continuation of the driveway, leading to a detached single garage and the extensive mature landscaped rear garden.

The Detail

The property is entered via a uPVC double-glazed door into the entrance hallway, which features a tiled floor, stairs rising to the first-floor landing, and doors providing access to the lounge, kitchen and ground floor bathroom.

The spacious lounge benefits from a feature fireplace with a gas fire, decorative surround, tiled hearth and backplate. The room is fitted with oak-effect flooring and has a window to the front elevation.

The kitchen is fitted with a range of oak-effect fronted units comprising wall, base and drawer units, complemented by roll-edged laminate worktops and a stainless steel sink with drainer. Additional features include a quarry-tiled floor, a window overlooking the rear garden, and a uPVC double-glazed door providing access to the garden.

The ground floor bathroom is fitted with a white three-piece suite comprising a bath with electric shower over, low-flush WC and pedestal wash hand basin. The room also features tiled splashbacks and an obscure-glazed window to the rear elevation.

To the first floor, the landing provides access to three well-proportioned bedrooms. The spacious primary bedroom is located to the front of the property and benefits from built-in wardrobes. The second bedroom features a cupboard housing the wall-mounted combination boiler and has a window to the rear elevation. Bedroom three also overlooks the rear garden.

Externally, a standout feature of the property is the extensive, mature rear garden, which truly must be viewed to be fully appreciated. To the front, there is a driveway with double-opening wooden gates to the side, providing access to a continuation of the driveway leading to a detached single garage and the rear garden.

The generous garden itself is mainly laid to lawn and also includes a paved patio area, with boundaries formed by hedgerow and timber fence panels.

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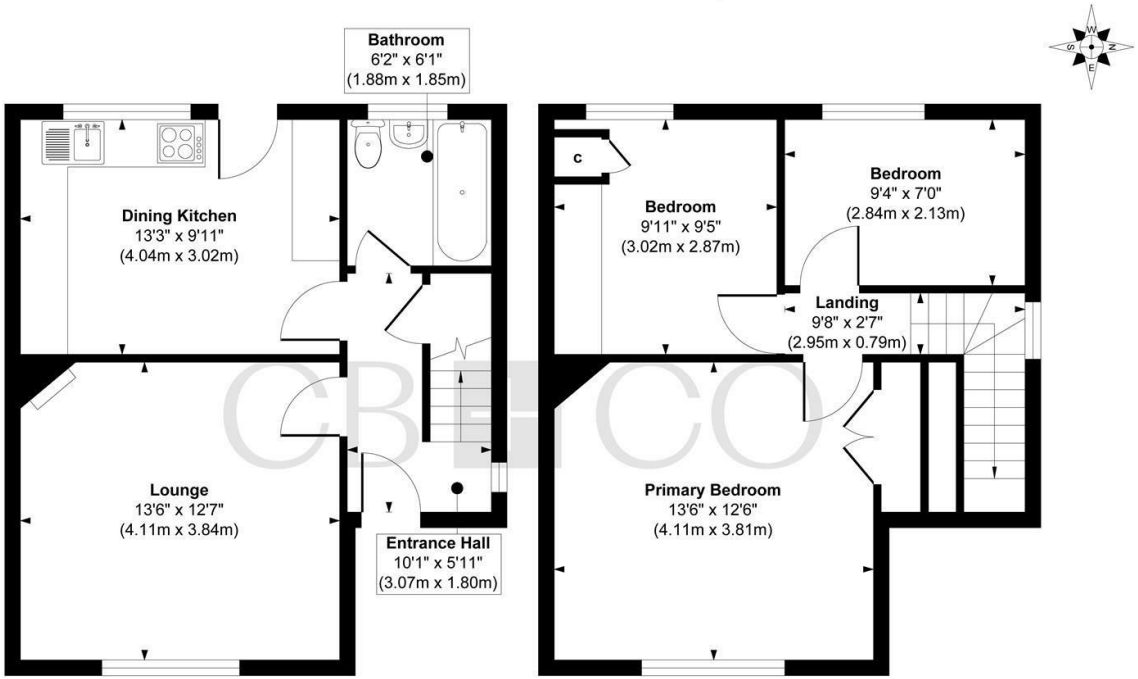
The Location

Dalton Avenue is a highly convenient cul-de-sac position off Manor Road, offering excellent access to local amenities and transport links. The property is within the noted Littleover School and Wren Park Primary School catchment areas. The property is also located just a short distance from the Royal Derby Hospital, making it an ideal spot for families and healthcare professionals. Littleover village is a vibrant area, featuring independent shops, cosy cafés, and traditional pubs, alongside essential services like supermarkets and a post office.

For leisure, Mickleover Golf Club offers a beautifully maintained course, perfect for golf lovers. The popular Insomnia coffee shop is nearby, ideal for a relaxing coffee in a welcoming atmosphere. Commuters will appreciate the quick access to the A38 and A50, providing convenient routes to Derby city centre and beyond. This location offers a perfect blend of convenience and lifestyle, making it ideal for both families and professionals alike.

Dalton Avenue, Off Manor Road, Derby



Ground Floor
Approximate Floor Area
414 sq. ft
(38.46 sq. m)

First Floor
Approximate Floor Area
414 sq. ft
(38.46 sq. m)

Approx. Gross Internal Floor Area 828 sq. ft / 76.92 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The *Particulars*

- Well Maintained Traditional Semi-Detached Home
- Generous Plot - Extensive Mature Gardens
- Littleover School & Wren Park School Catchment Area
- Ideal First Time Buy or for Young Family
- Entrance Hall, Lounge, Fitted Kitchen & Ground Floor Bathroom
- Three Bedrooms
- Front Parking, Gated Driveway to Side & Detached Single Garage
- Highly Convenient Cul-de-Sac Position off Manor Road
- Close to the Royal Derby Hospital
- No Chain Involved

Size

Approx 828.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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