

CURRAN
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CO



Richmond Avenue,
Littleover
£300,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication*
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service is our hallmark.



EXTENDED FAMILY HOME WITH A SUPERB SOUTH-FACING GARDEN, NO CHAIN - This spacious three-bedroom property offers an excellent balance of generous living accommodation, practical design and outstanding outdoor space, making it an ideal choice for families looking to settle within this highly regarded part of Littleover. Occupying a substantial plot, the property benefits from a two-storey extension which has enhanced the overall accommodation, creating a home perfectly suited to modern family life.

The interior provides a welcoming sense of space throughout, with a wide entrance hallway, spacious lounge, large conservatory and an extended kitchen diner designed for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms alongside the advantage of a separate WC and family bathroom, offering practicality for growing families.

Outside, the mature south-aspect garden is a particular highlight, featuring multiple lawned areas, established planting beds and apple trees, while the long driveway, garage and additional storage shed provide excellent parking and storage options.





This extended detached home offers spacious and versatile accommodation throughout, occupying an impressive plot with a mature south-facing garden and extensive parking. The property is entered via a wide and welcoming hallway, enhanced by windows to the side elevation which provide excellent natural light. Stairs rise to the first floor and there is also a useful under-stair storage cupboard.

The main lounge is generously proportioned and centred around a feature fireplace with inset coal-effect fire, creating an attractive focal point within the room. A large front-facing window allows for plenty of natural light, while the adjoining conservatory provides an additional reception area overlooking the rear garden. With UPVC windows, electric heater and double doors opening onto the patio, this space lends itself perfectly to both relaxing and entertaining.



Positioned at the rear of the property is the extended kitchen diner, designed as a highly practical and sociable area. Fitted with a range of wall and base units with work surfaces, the room offers space for appliances, plumbing for a washing machine and ample room for dining furniture. Sliding doors open directly onto the garden, further enhancing the connection between indoor and outdoor living.



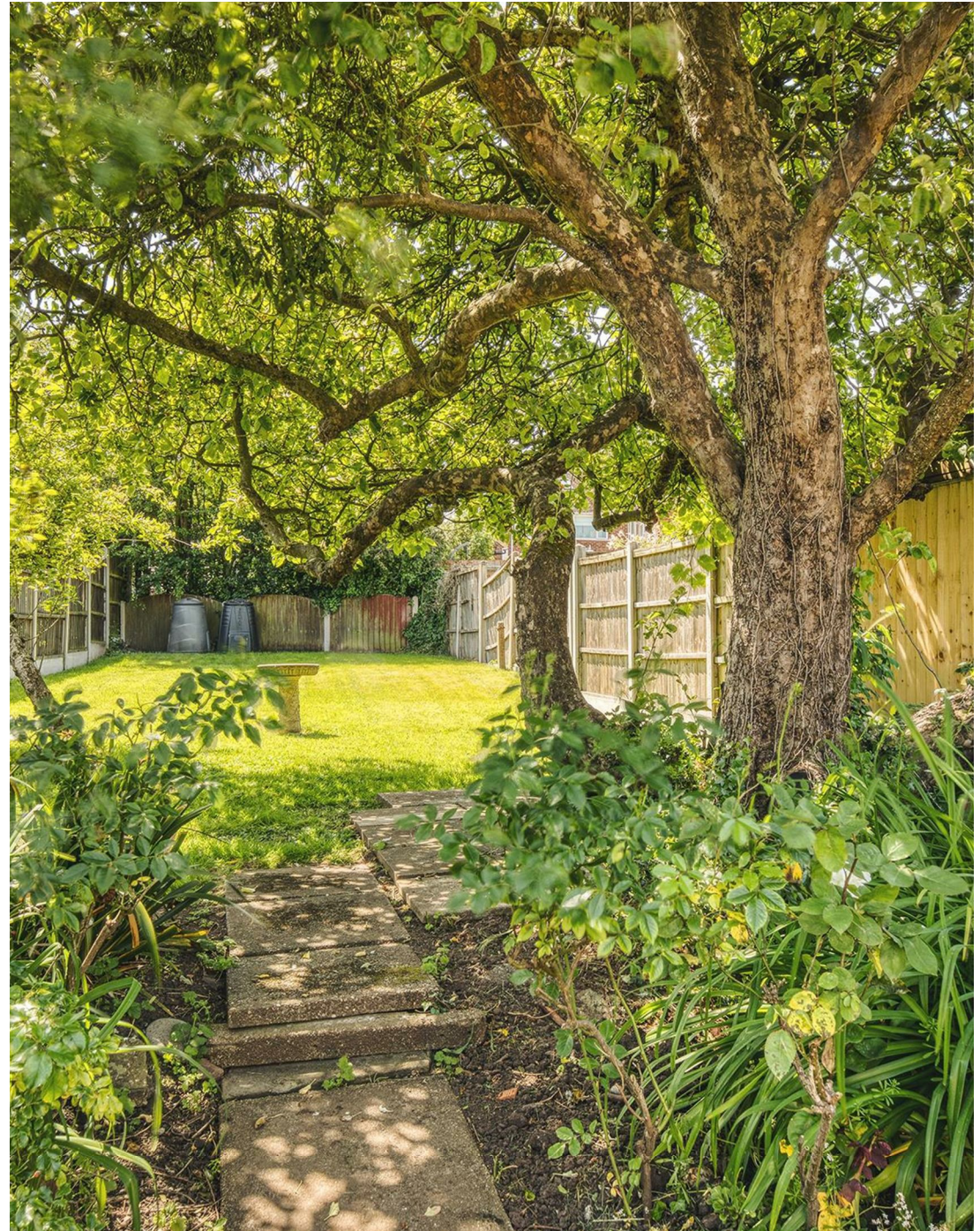


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The first floor provides three good-sized bedrooms. The principal bedroom benefits from recessed wardrobe space and room for bedside furniture, while the rear double bedroom enjoys views over the garden. The landing includes an airing cupboard, loft access and a side window providing further natural light. The first floor is particularly well suited to family living, featuring a separate WC with wash-hand basin alongside a main bathroom fitted with a panel bath, toilet and wash-hand basin.

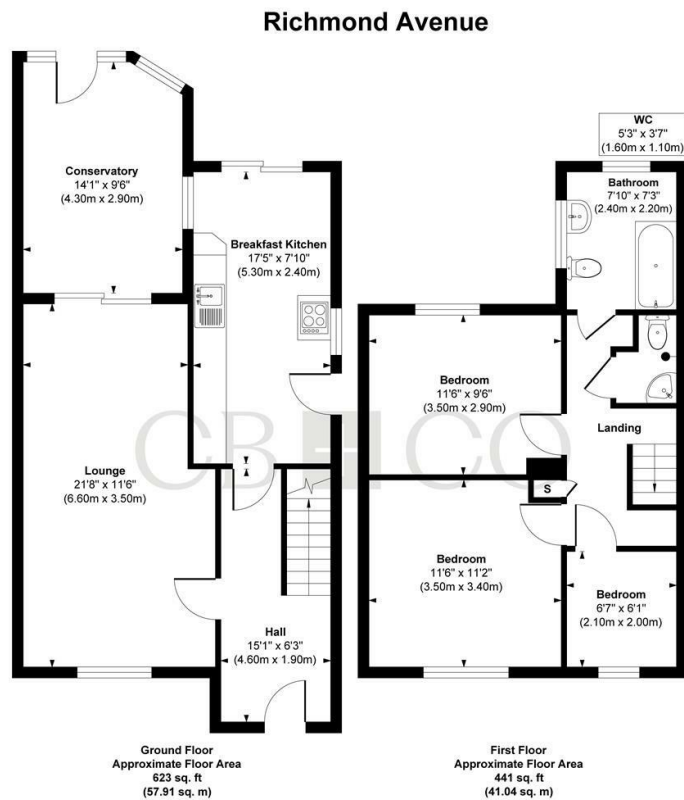
Externally, the property enjoys a substantial south-aspect rear garden with paved patio seating areas, two lawned sections, planting beds and mature trees including apple trees, creating a private outdoor setting with excellent space for families and entertaining. To the side, a long driveway provides off-road parking for multiple vehicles and leads to a garage alongside an additional storage shed.

The property is conveniently positioned close to nearby shops and a variety of primary schools, whilst also falling within the Derby Moor School catchment area. The location is ideal for those working at Rolls-Royce and benefits from a nearby local park, with Littleover Village also being within easy reach.









Approx. Gross Internal Floor Area 1064 sq. ft / 98.95 sq. m

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

Produced by Elements Property

The *Particulars*

- Extended Detached Family Home, Excellent Potential
- Spacious And Versatile Accommodation, Three Bedrooms
- Two-Storey Extension To Property, Large Conservatory Overlooking Garden
- Spacious Lounge With Fireplace, Extended Breakfast Kitchen
- Separate First Floor WC And Bathroom
- Mature Private South Facing Rear Garden
- Garage And Additional Storage Shed
- Driveway Parking, Landscaped Front Garden
- Gas Central Heating, Fully Alarmed
- Cul-de-sac Location, No Upward Chain

Size

Approx 1064.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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