

Willson Avenue

Littleover, Derby, DE23 1DA

John
German





A photograph of a garden with a large tree, a wooden fence, and a modern extension. The tree has pink blossoms and white lanterns hanging from its branches. The fence is made of vertical wooden slats. The extension is a modern, single-story building with a flat roof and large windows. The garden is green and well-maintained.

Willson Avenue

Littleover, Derby, DE23 1DA

£425,000

Deceptively spacious family home, thoughtfully extended and refurbished to create a stunning living space full of wow factor. Features two-storey living, a spectacular open-plan kitchen/dining area, lounge, four double bedrooms, and bathrooms on both floors.

John German 

Willson Avenue is ideally situated in Littleover, off Blagreaves Lane a vibrant and thriving area known for its strong sense of community and excellent range of local schools and amenities. Residents will appreciate the easy access to independent shops, cosy cafes, and a variety of nearby supermarkets, alongside a local petrol station for everyday essentials. The area is well-connected by regular bus routes, with convenient access to major road networks, ensuring travel is straightforward and hassle-free. Close proximity to The Royal Derby Hospital and nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature.

Entrance to the property is via the side with a double glazed entrance door with opaque glazed window opening into a spacious entrance hall, with hanging space for coats, bench seating, parquet floor, stairs rising to the first floor landing and doors leading off to the ground floor living spaces.

To the rear of the house is a spectacular open plan living/dining kitchen with double aspect windows a generous dining/living area with a log burning stove, three skylights above and ceiling spotlights, vertical radiator, bi-fold doors onto the rear garden and patio doors to the side. The kitchen area is fitted with an extensive range of base units and full height larder units, integrated dishwasher and fridge freezer, built oven and combination microwave, induction hob with extractor hood over, quartz effect work surfaces, tongue and groove splashbacks, inset stainless steel sink unit with hose style mixer tap, matching island breakfast bar with storage beneath. A sliding barn door opens into a walk-in pantry with handless unit and open shelving and a window to the side, ceiling spot lighting.

There is a generous separate living room with a picture window overlooking the front elevation, feature fireplace with Adam style surround, log burning stove and granite hearth, decorative panelling.

The ground floor shower room is fitted with a modern suite comprising wall mounted washbasin with tiled splashback, concealed flush WC, shower enclosure with waterproof panelling and electric shower, decorative panelling, built-in storage and opaque glazed window to the side. There are two lovely double bedrooms to complete the ground floor accommodation.

On the first floor stairs lead to a spacious landing with built-in storage and a window to the side. There are two excellent double bedrooms both with fitted wardrobes and dressing tables and windows to the front and rear elevations respectively. The first floor family bathroom is fitted with a full four piece suite comprising double ended panelled bath with hair shower attachment, separate shower enclosure with waterproof panelling, wall mounted washbasin, concealed flush WC, tiling to splashback areas, wall mounted LED mirror, skylight and window to the side.

Outside the property is set back from the road behind a low boundary wall and well kept hedging, an extensive block paved driveway provides off road parking for several vehicles with access along the side of the property with gated access to the rear garden and detached single garage.

The rear garden is fully enclosed and landscaped to include a block paved driveway leading onto a well kept lawn with ornamental borders featuring specimen trees. At the end of the garden and to the rear of the garage is a newly built pergola.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

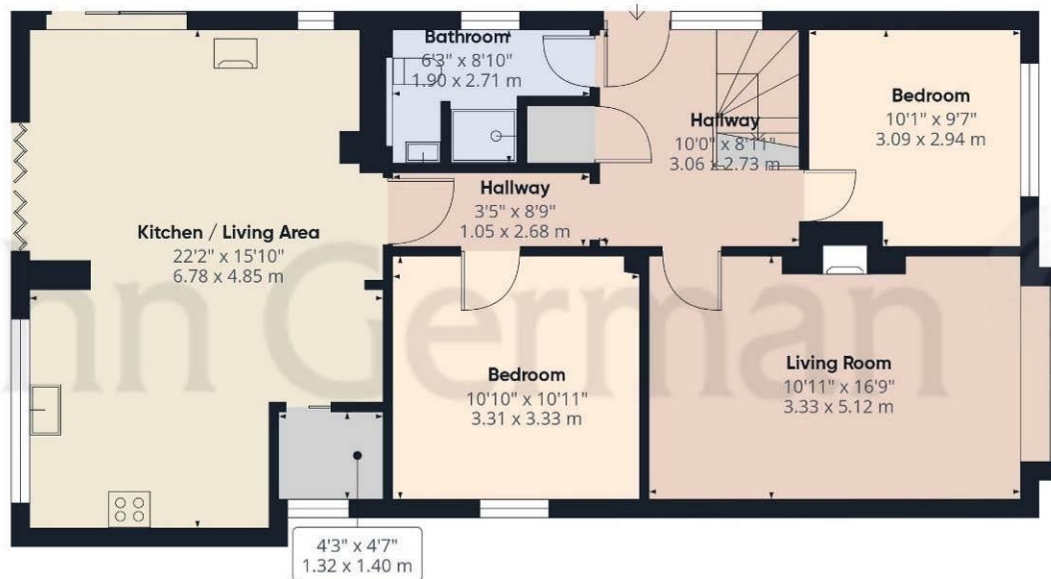
Our Ref: JGA24032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1277 ft²
118.5 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

