



CRICH AVENUE, LITTLEOVER, DERBY

PRICE £385,000

3 BEDROOM | 1 BATHROOM | 3 RECEPTION



## WELCOME TO CRICH AVENUE

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A BEAUTIFULLY PRESENTED 1920s THREE DOUBLE BEDROOM HOME WITH PERIOD CHARACTER AND A LARGE ESTABLISHED GARDEN.

Dating back to the 1920s, this attractive three-bedroom semi-detached home combines the character and proportions of its era with a range of modern improvements, creating a warm and versatile home that is particularly well suited to family life. From the moment you arrive, there is a wonderful sense of space and character, with an impressive original wooden front door featuring stained glass detailing providing a memorable first impression.

Inside, the generous accommodation offers three excellent double bedrooms, two well-proportioned reception rooms and a separate breakfast room, providing plenty of flexibility for both everyday living and entertaining. Period features including stained and leaded glass, a bay window, coving, high dado rails and feature fireplaces add individuality throughout.

To the rear, the substantial established garden is a real highlight, with a large lawn, mature planting, fruit trees, raised beds and a patio, offering plenty of room for children, entertaining or those with a passion for gardening. A driveway, single garage, security lighting and alarm system add further practicality.

## THE DETAIL

### The Detail

The property is approached via a useful porch with a recently installed composite front door, providing space for coats and shoes alongside a small storage cupboard. A beautiful original wooden door with stained glass detailing and matching stained glass windows either side then opens into the welcoming hallway. The generous entrance has a spindled staircase, useful under-stairs storage and access to a downstairs WC.

The lounge is a particularly spacious reception room, featuring a large bay window, modern electric fire, built-in cupboards either side of the chimney breast, decorative coving and a high dado rail. The separate dining room provides an excellent family entertaining space, centred around the chimney breast and feature fireplace with electric fire. Original wooden doors with leaded glass open directly onto the patio, creating a pleasant connection with the garden.

To the rear, the kitchen features black tiled flooring, integrated fridge freezer, double oven, five-ring gas hob and dishwasher, together with a useful pantry. A step down leads into the breakfast room, which offers space for a dining table and has patio doors opening onto the garden. A utility cupboard houses the washing machine and tumble dryer.

Upstairs, the large open landing features a characterful patterned leaded window. The principal bedroom is a generous double with a bay window, numerous fitted wardrobes and a fitted dressing table. Bedrooms two and three are also good-sized doubles, both overlooking the garden. A separate WC serves the bedrooms, while the modern bathroom features white tiling, vinyl flooring, a wash basin set onto fitted storage, bath with mains-fed shower, spotlights and additional storage housing the Baxi combi boiler.

Outside, the driveway runs alongside the property to the single garage, with gated access into the garden and a separate front garden. The large rear garden is well established and predominantly lawned, with two substantial fir trees, apple and cherry blossom trees, a further small apple tree, raised beds and a shed. There is plenty of space for gardening and growing vegetables, together with a patio directly outside the dining room. Security lights are positioned to both the front and rear, with an alarm system providing additional security.

Littleover is a popular residential area offering a good range of everyday amenities, including shops, cafés, restaurants, pubs and local services, while excellent schooling and leisure facilities are available within the surrounding area. The location provides convenient access towards Derby city centre and the wider road network, making it well placed for commuters, families and those wanting a well-connected suburban setting. The combination of established surroundings, local amenities and convenient transport links makes this a highly appealing location for a family home.

### AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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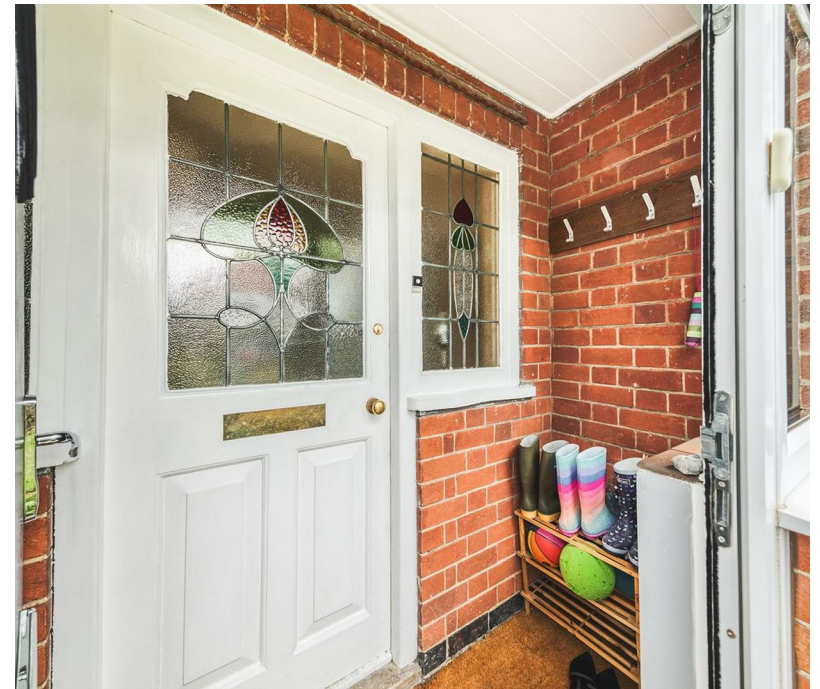
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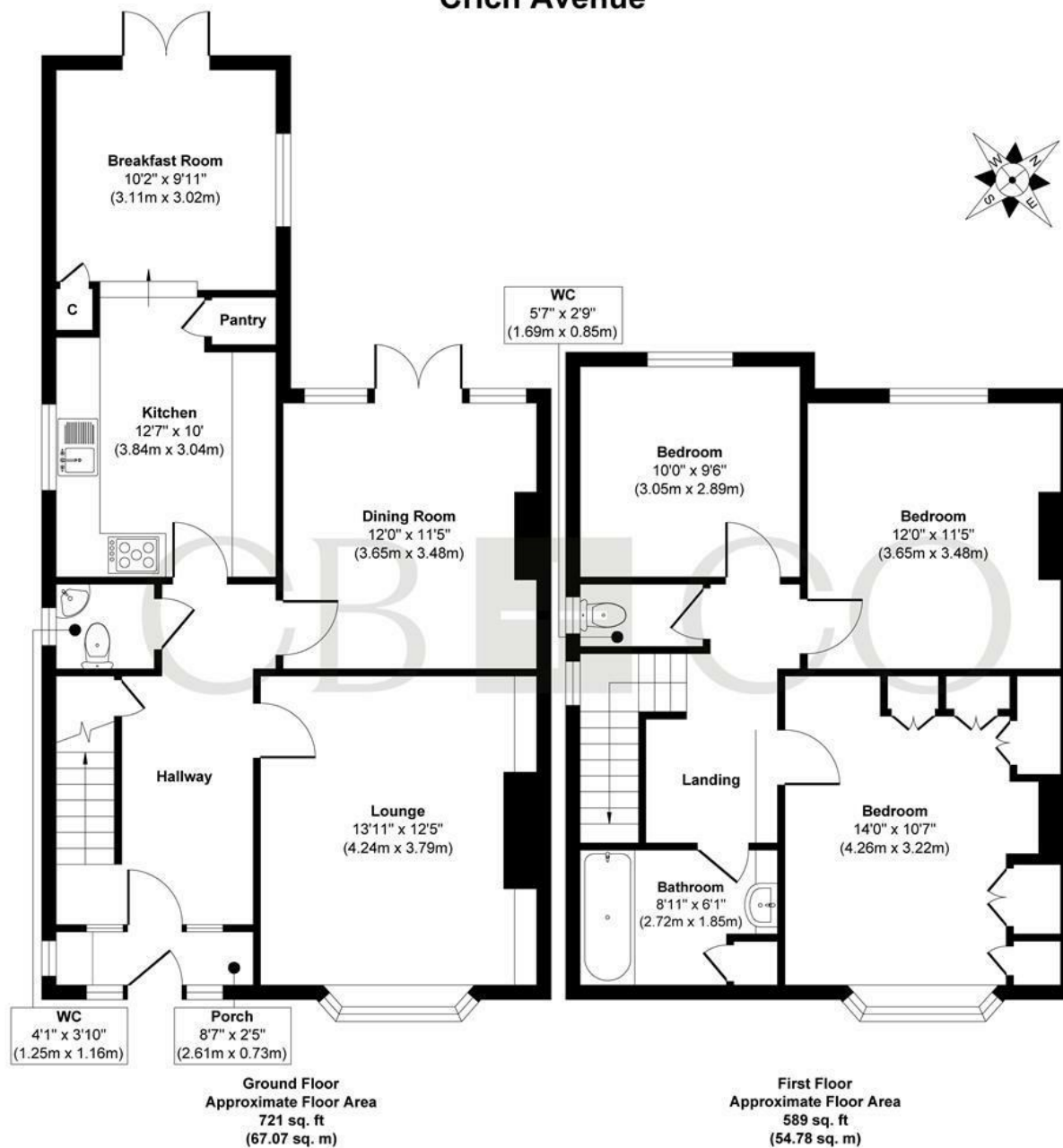








## Crich Avenue



**Approx. Gross Internal Floor Area 1310 sq. ft / 121.85 sq. m**

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

Produced by Elements Property

# THE PARTICULARS

APPROX

1310.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Attractive 1920s Semi-Detached Home – A Characterful Home Retaining The Attractive Proportions And Individual Features Associated With Its Era.
- Beautiful Original Stained Glass Front Door – A Wonderful Period Feature Creating A Striking First Impression, With Matching Stained Glass Windows Either Side.
- Two Spacious Reception Rooms – A Large Lounge And Separate Dining Room Provide Excellent Versatility For Relaxing, Family Life And Entertaining.
- Separate Breakfast Room – A Useful Additional Space With Room For A Dining Table And Patio Doors Providing Direct Access To The Rear Garden.
- Modern Fitted Kitchen With Integrated Appliances – Well Equipped With Integrated Fridge Freezer, Double Oven, Five-Ring Gas Hob And Dishwasher, Plus A Useful Pantry.
- Three Double Bedrooms – Generously Proportioned Bedrooms Offering Excellent Space For Families, Guests Or Flexible Home Working.
- Modern Family Bathroom – Well Presented With White Tiling, Vinyl Flooring, Fitted Storage, Wash Basin And A Bath With Mains-Fed Shower.
- Original Period Features Throughout – Character Details Include Stained And Leaded Glass, Feature Fireplaces, Chimney Breasts, Coving, Dado Rails And A Spindled Staircase.
- Security Lighting And Alarm System – Security Lights To Both The Front And Rear, Along With An Alarm System, Provide Additional Peace Of Mind.
- Large Established Rear Garden – A Particularly Generous Outdoor Space With A Large Lawn, Mature Trees, Established Planting, Raised Beds And Patio.

## DARLEY ABBEY MILLS

### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

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## MICKLEOVER

### THE STUDIO

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Mickleover  
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