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West Avenue View, DE23 3EN  
Offers Over £275,000



# CURRAN BIRDS + CO

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



**THREE GOOD SIZED BEDROOMS, GARAGE & CONSERVATORY** - A beautifully maintained three-bedroom semi-detached home offering generous living space and excellent versatility. Designed with family life in mind, the layout flows effortlessly from a bright bay-fronted lounge to a sociable breakfast kitchen, additional reception space and a conservatory suited to year-round enjoyment.

Upstairs, three well-proportioned bedrooms are complemented by a contemporary shower room, while a substantial boarded loft with power and lighting provides exciting future potential, subject to the necessary permissions. With ample off-street parking, an integral garage and a landscaped rear garden, this is a home that balances practicality with comfort in one of Littleover's most established residential locations.





### The Detail

An enclosed entrance porch provides practical separation from the outside before opening into the central hallway, which connects directly to the main reception spaces. The bay-fronted lounge is a bright and comfortable room, enhanced by decorative coving and a feature fireplace with inset fire, creating a welcoming focal feature suited to both everyday living and entertaining.

The breakfast kitchen is fitted with a range of wall and base units, ample work surfaces, a sink and drainer unit, space for a cooker, plumbing for a washing machine and recess space for a fridge/freezer. A breakfast bar adds informal dining space and complements the layout. From the kitchen, a door leads to the separate dining room or snug, providing a versatile second reception room ideal for formal dining, family use or a playroom. The conservatory is accessed from this room and benefits from an insulated roof and central heating, allowing comfortable use throughout the year with views across the garden. A downstairs WC, positioned off the kitchen, incorporates a vanity unit and heated towel radiator for added convenience.



Upstairs, the landing leads to three well-proportioned bedrooms, including two doubles, with the main bedroom featuring recessed wardrobe storage. The modern shower room comprises a generous walk-in enclosure with rainfall shower, wash hand basin set within vanity storage, WC, recessed lighting and heated towel radiator. A substantial boarded loft, accessed via a pull-down ladder, is fitted with power and lighting and presents excellent potential for conversion, subject to the necessary planning consents.

Externally, the rear garden provides a patio seating area, lawn and side access, offering a private and manageable outdoor setting. To the front, a tarmac driveway provides side-by-side parking for three vehicles and leads to the integral garage with electric roller door.





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## The Location

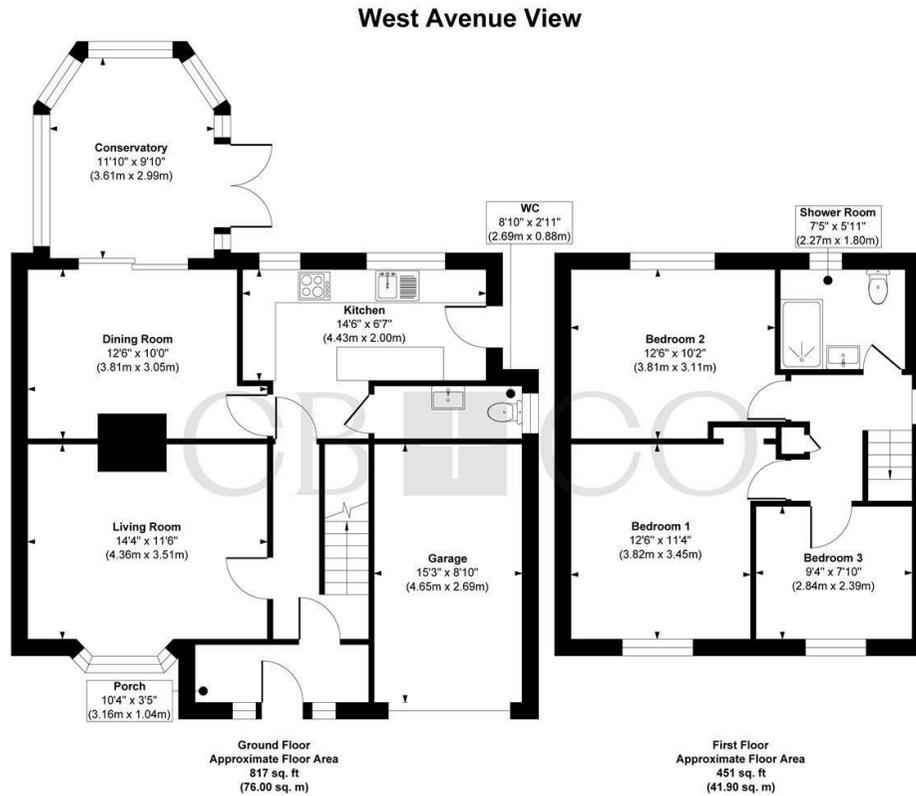
Situated in the heart of Littleover, this home enjoys immediate access to everyday amenities and well-regarded schooling, including Derby Moor Spencer Academy. The area offers a strong sense of community alongside practical convenience.

Littleover Village provides a selection of independent cafés, local shops and popular pubs, creating an easy rhythm to daily life. For green space, St George's Park offers open grounds and walking routes, while nearby leisure facilities and sports pitches cater for active households. The Royal Derby Hospital is within easy reach, as are regular bus services into Derby city centre. With straightforward access to major road links and Rolls-Royce sites, the location supports both professional and family lifestyles.









**Approx. Gross Internal Floor Area 1268 sq. ft / 117.90 sq. m**

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

## The Particulars

- Three Bedroom Semi Detached Family Home
- Spacious Bay Fronted Lounge With Feature Fireplace
- Breakfast Kitchen With Fitted Units And Appliance Space
- Separate Dining Room Or Snug
- Conservatory With Insulated Roof And Central Heating
- Ground Floor WC With Vanity Unit
- Modern Contemporary Shower Room With Rainfall Shower
- Substantial Boarded Loft With Power And Light
- Landscaped Rear Garden With Patio And Lawn
- Walking Distance To Local Schools

### Size

Approx 1268.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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*Let's Talk*

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