

# CURRAN BIRDS CO



South Avenue  
Littleover, Derby  
Guide Price £525,000



# CURRAN BIRDS + CO

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



**LITTLEOVER SCHOOL CATCHMENT AREA** - A most stylish and extended Edwardian detached home, full of character and charm, occupying a much sought-after position on South Avenue. Ideally located within easy walking distance of the shops, schools and bus services in Littleover Village, this impressive property offers generously proportioned rooms and over 1,600 sq ft of beautifully presented living space. It retains a wealth of original period features, including fireplaces, deep skirting boards, decorative architraves and high ceilings.

This superb home comprises an entrance vestibule, welcoming hallway and cloakroom WC, along with a spacious living room featuring a large bay window. There is a separate sitting room with open-plan access to a stunning orangery, as well as a beautifully appointed kitchen fitted with Corian worktops and a range cooker. A pantry and separate utility room complete the ground floor accommodation. Upstairs, the first-floor landing leads to three double bedrooms and a contemporary family bathroom.

The property occupies an elevated position, set back from the road, with a paved pathway leading to the front entrance. A side driveway provides access to a single attached garage. To the rear, there is a delightful, private and enclosed south-west facing garden, complete with a high-quality timber-framed summerhouse.





### The Detail

Entrance door leading into the vestibule with tiled flooring and cloaks area. There is a half-glazed door opening into the hallway, which has staircase to the first floor with tiled flooring and underfloor heating, and doors leading to a cloakroom wc, living room, sitting room and kitchen.

The stunning living room features a gas fire with ornate surround, large double-glazed bay window to the front with fitted plantation shutters and solid wood flooring. Sitting room with an original fireplace housing an electric stove style burner with wooden surround and tiled period tiled inset and bespoke built in cupboards and shelving built into the recess, wood-effect flooring, and open plan access to the orangery. The orangery is a stunning space with windows and bi-folding doors opening onto the garden and wood-effect flooring.

The beautifully appointed kitchen is fitted with a range of dark blue panelled unit with Corian work surfaces, matching solid oak breakfast bar, integrated dishwasher, and Rangemaster dual fuel range-style cooker with extractor. Belfast-style sink with mixer tap, tiled flooring with underfloor heating, sash window to the side, and pantry. There is also a separate utility room with fitted larder cupboard and base units, work surface, sink and drainer with mixer tap. Plumbing and space for a washing machine, further appliance space, tiled flooring, window and door to the garden.



First floor landing with side window and doors leading to three double bedrooms and bathroom. The most spacious primary bedroom has a feature fireplace, fitted wardrobes, front-facing window with fitted plantation shutters. Bedroom two with built-in wardrobes and cupboards, feature fireplace and windows plus door to a balcony overlooking the garden. Bedroom three with airing cupboard and wardrobes and window overlooking the rear garden. Contemporary bathroom with freestanding bath and waterfall tap with shower attachment, low-level wc, and vanity unit with wash hand basin and storage drawers. Chrome heated towel rail and front window.

Outside, the property benefits from a mature front garden with block paved pathway to the entrance and gated side access to the rear. The driveway provides parking for two cars and leads to a single garage.

The rear garden is a beautiful south west facing aspect, landscaped with a paved patio, shaped artificial lawn, and mature planted borders with shrubs and flowers. There are additional seating areas throughout, along with a quality timber-framed summerhouse.





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## The Location

The property occupies a convenient location just a short stroll from Littleover Village centre to include an excellent range of local shops and amenities. These include a supermarket, Post Office, petrol station, coffee shop and a further range of retail outlets. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

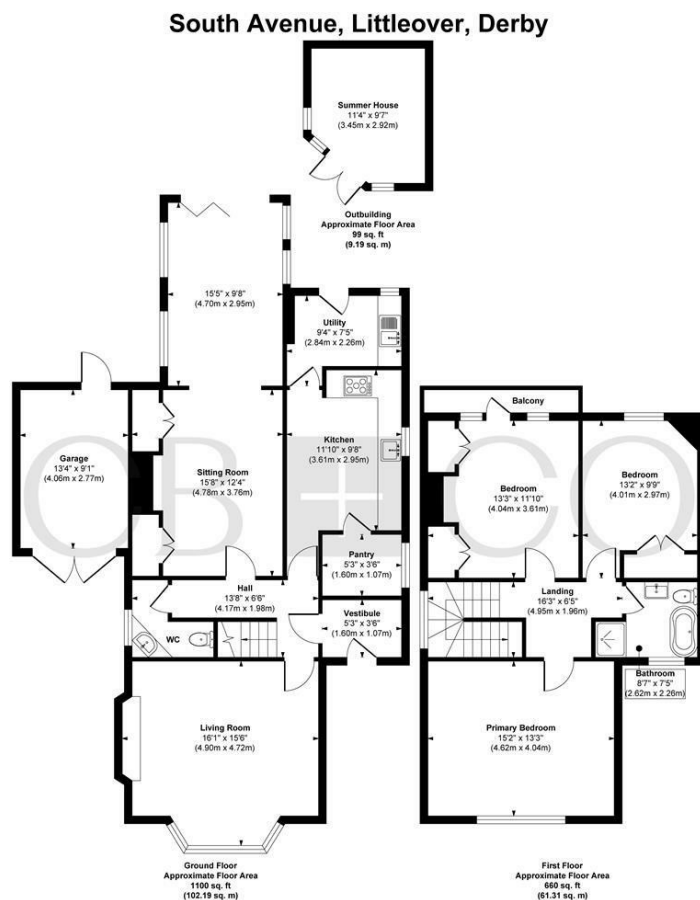
There is also swift access to the A38 and A50 leading to the M1 motorway and the main motorway network

The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from St Peter's Junior school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.









**Approx. Gross Internal Floor Area 1859 sq. ft / 172.69 sq. m (Including Outbuilding)**

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

Produced by Elements Property

## The *Particulars*

- Most Stylish Extended Edwardian Detached Home
- Immense Style & Character - Beautifully Presented Throughout
- Littleover School & St Peter's Junior School Catchment Areas
- Entrance Vestibule, Beautiful Hallway, WC,
- Stunning Living Room, Sitting Room & Orangery
- Beautiful Breakfast Kitchen, Pantry & Utility Room
- Three Double Bedrooms & Contemporary Bathroom
- Driveway to Side Leading to Attached Single Garage
- Delightful South West Facing Rear Garden with Quality Summerhouse
- Short Walk to Littleover's Local Amenities & Easy Access to the Royal Derby Hospital

### *Size*

Approx 1639.00 sq ft

### *Energy Performance Certificate (EPC)*

Rating D

### *Council Tax Band*

D

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Let's *Talk*

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