

20 Wade Avenue, Littleover, Derby, DE23 6BG

Offers Around £295,000

Freehold



- Recently Renovated Semi-Detached Home
- Entrance Hall & Lounge
- Superb Open Plan Living Kitchen with Original Feature Fireplace
- Well-Appointed Ground Floor Bathroom
- Three First Floor Bedrooms & Further Shower Room
- Enclosed Rear Garden
- Garden Home Office/Studio
- Close to Littleover Village Centre
- Close to a Good Range of Amenities & Transport Links





Summary

A beautifully presented, recently renovated, three bedroom, semi-detached home close to Littleover Village.

This is an opportunity to buy a recently renovated, three bedroom, semi-detached residence in Littleover village.

The property is superbly presented and comprises on the ground floor; entrance hall, lounge, open plan dining kitchen and well-appointed bathroom. The first floor landing leads to three bedrooms and a further shower room.

Externally, the property features a low maintenance fore-garden and an enclosed garden to the rear featuring a home office/studio.

F&C

The Location

The property's location on Wade Avenue gives highly convenient access to a range of amenities in Littleover Village centre including a selection of shops as well as schooling, regular bus service into Derby City centre, easy access onto the ring road, close proximity to Derby Royal hospital and nearby retail park at Kingsway.

Accommodation

Ground Floor

Entrance Hall

12'2" x 5'7" (3.71 x 1.72)

A panelled, sealed unit double glazed and leaded entrance door with matching sidelights provides access to hallway with central heating radiator, feature tile flooring, coving to ceiling and staircase to first floor with useful storage beneath.



Lounge

13'6" x 11'11" (4.13 x 3.64)

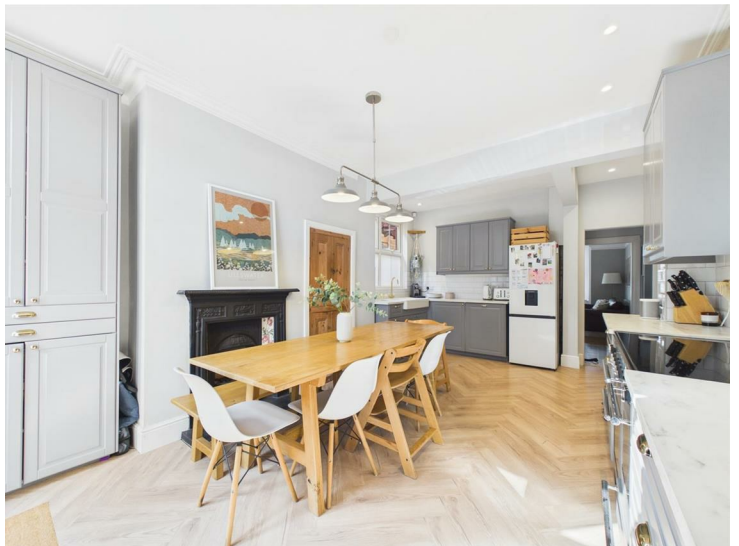
With feature fireplace with electric fire, central heating radiator, stripped wooden floorboards, coving to ceiling, picture rail and double glazed box bay window to front.



Open Plan Dining Kitchen

19'0" x 11'10" (5.81 x 3.63)

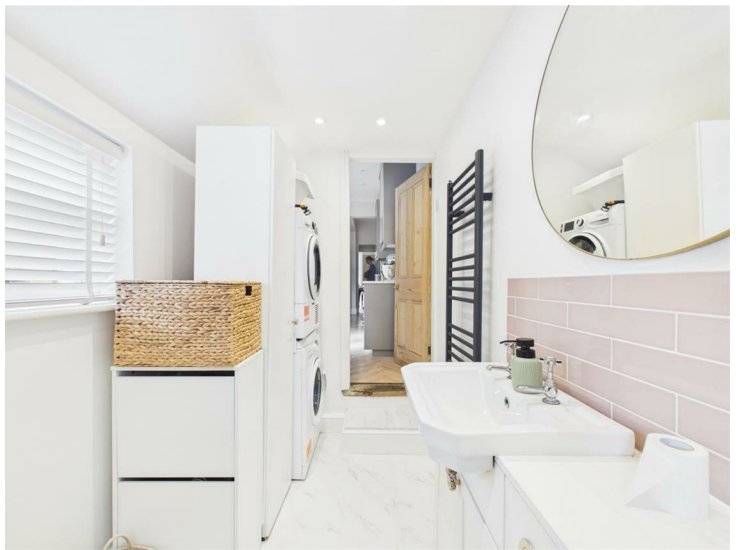
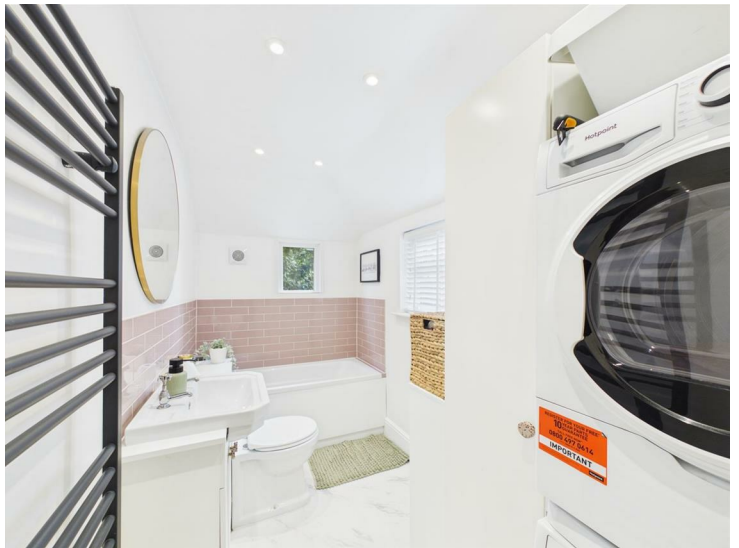
Remodelled by the current vendors featuring an extensive range of marble effect preparation surfaces, tiled surrounds, inset twin ceramic sink unit with mixer tap, grey fitted base cupboards and drawers, complimentary wall mounted cupboards, integrated dishwasher, appliance spaces suitable for fridge freezer and large electric range cooker, original feature fireplace with cast iron surround and decorative tiled slips, coving to ceiling, recessed ceiling spotlighting, floor to ceiling central heating radiator and double glazed French doors to garden.



Well-Appointed Downstairs Bathroom/Utility

10'10" x 5'4" (3.32 x 1.64)

Partly tiled with a low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower attachment, appliance spaces suitable for washing machine and tumble dryer, ladder style radiator, extractor fan, recessed ceiling spotlighting and double glazed windows to side and rear.



First Floor Landing

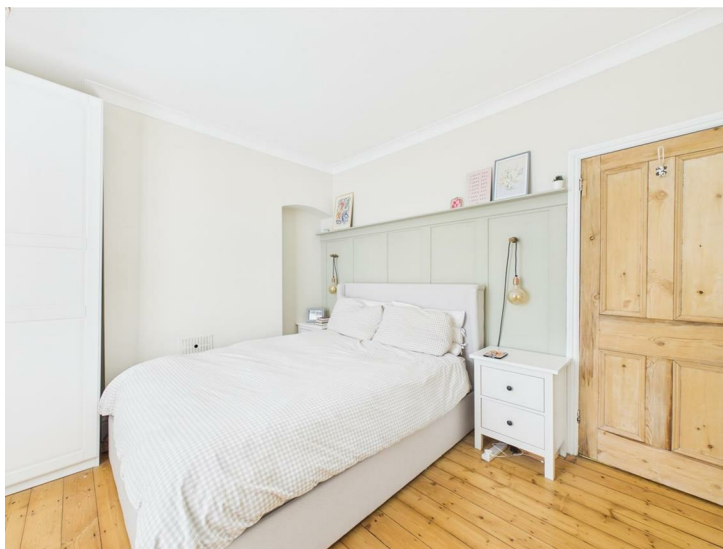
11'3" x 2'11" (3.45 x 0.89)

A passage landing with central heating radiator and access to partially boarded loft space with pull down ladder which houses the combination boiler.

Bedroom One

11'4" x 10'11" (3.47 x 3.34)

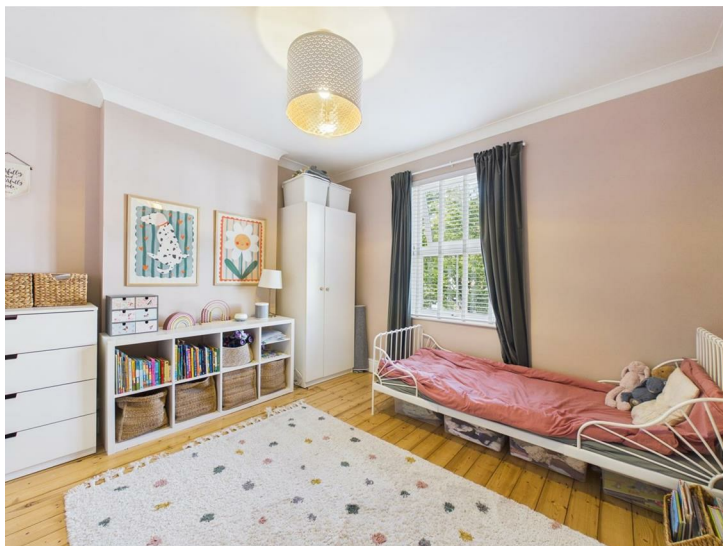
With central heating radiator, decorative coving, stripped wooden floorboards and double glazed window to rear overlooking the garden.



Bedroom Two

11'11" x 11'1" (3.64 x 3.40)

With central heating radiator, decorative coving, stripped wooden floorboards and double glazed window to front.



Bedroom Three

8'5" x 6'2" (2.59 x 1.89)

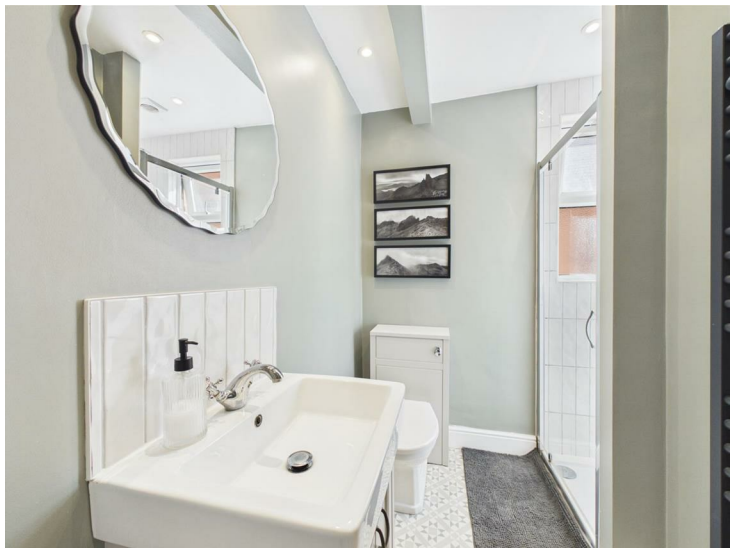
With central heating radiator and double glazed window to side.



Well-Appointed Shower Room

8'6" x 4'5" (2.61 x 1.35)

With low flush WC, vanity unit with wash handbasin and cupboards beneath, good sized shower cubicle, ladder style towel radiator, storage cupboard, recessed ceiling spotlighting and double glazed window to side.



Outside

The property features a blue brick patio extending to pathway, further patio at the foot of the garden and timber home office/studio/gym. There is also a lawn enclosed by timber fencing and brick walling with outdoor power and cold water outdoor hose tap.

To the front of the property is a small, low maintenance garden.



Garden Home Office/Studio/Gym

A timber framed structure with power, lighting and doors opening onto the garden. A third of the structure is used as a shed for storage.



Council Tax Band C



Floor 0

Approximate total area⁽¹⁾

498.8 ft²
46.34 m²

Reduced headroom

7.77 ft²
0.72 m²

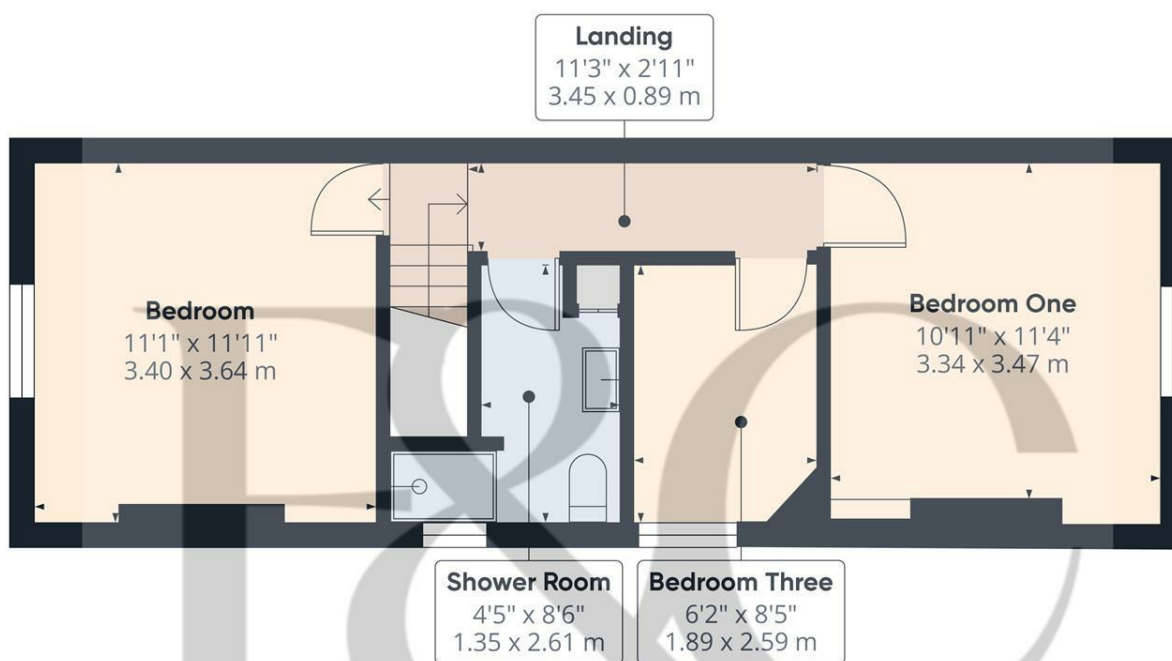
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

393.43 ft²
36.55 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

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Littleover
Derby
DE23 6BG

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	