

3 Bed Bungalow - Detached

£425,000

 Heath Avenue, Littleover, Derby, DE23 6DJ



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An exceptionally well appointed detached bungalow located on a private exclusive drive of only four dwellings and situated in this highly popular locality close to Littleover Village centre with its array of shops and amenities. This delightful home is sited within the renowned Wren Park junior and Littleover secondary school catchment areas. Comprehensively restored and upgraded throughout by the current sellers to provide tastefully appointed and high specification accommodation, the property briefly comprises; reception hall, charming sitting room, superior well equipped dining kitchen with utility and guest's cloakroom / Wc off. An inner hallway leads to three bedrooms and bathroom with white suite. Outside, the property stands in a landscaped established plot with a four car driveway and large garage / workshop. The property is sold freehold. Council tax band C. Energy rating (currently being re rated).

Reception Hall



Having composite and opaque double glazed entrance door and full height storage cupboard.

Sitting Room 17'4" x 12'9" maximum (5.30 x 3.90 maximum)



Having feature solid oak floor, television and media connection points, two radiators and UPVC double glazed picture window to front aspect.



Bespoke Dining Kitchen 18'10" x 8'9" maximum (5.75 x 2.69 maximum)



Comprehensively refitted to provide a full range of high gloss handle less wall, base and drawer units with laminated working surfaces, inset black glass four ring gas hob with electric fan assisted double oven and grill, space and plumbing for dish washer together with American style fridge freezer (the fridge freezer shown in the photos is

sold by separate negotiation), Worcester wall mounted combination gas boiler and two UPVC double glazed windows.



Utility Room

Having space and plumbing for automatic washing machine, UPVC double glazed window and UPVC double glazed door to rear.

Guest's Cloakroom / Wc



Having modern white two piece suite with radiator and UPVC double glazed window.

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Inner Hallway

With access to roof space.

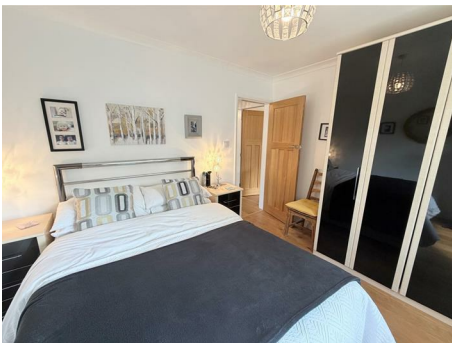
Bedroom One 13'1" x 10'5" (4.01 x 3.18)



Having a feature solid oak floor, radiator and UPVC double glazed window.



Bedroom Two 11'3" x 10'0" (3.45 x 3.05)



Having a solid oak floor, radiator and UPVC double glazed window.



Bedroom Three 8'3" x 8'0" (2.53 x 2.44)

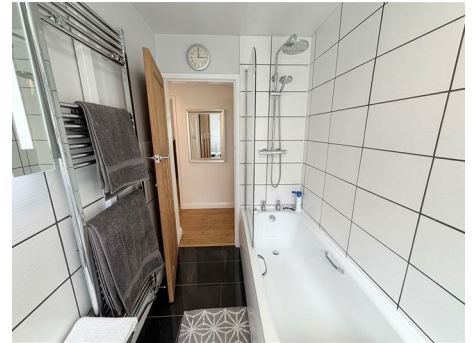


Having solid oak floor, radiator and UPVC double glazed window.

Bathroom



Having modern white three piece suite with mains fed drench shower over bath, complimentary ceramic tiled walls with contrasting black granite floor, chrome heated towel rail and UPVC opaque double glazed window.



Outside



The property occupies an exclusive position of one of only four dwellings, at this highly aspirational address, situated close to Littleover Village centre. To the front is a well stocked lawned and shrubbed fore garden with an adjacent tarmac driveway giving car standing space for four cars and leading to the attached brick garage/workshop, measuring internally 6.63 x 3.90m, having twin wooden and glazed garage doors, side personal door and supplied with power and light. The superb private rear garden is accessed via a wooden gate and is laid to a shaped lawn with raised patio area, mature shrubbed borders, outside electric point and cold water tap. The garden boasts a substantial timber workshop/store, measuring internally 3.64 x 3m and supplied with power and light.

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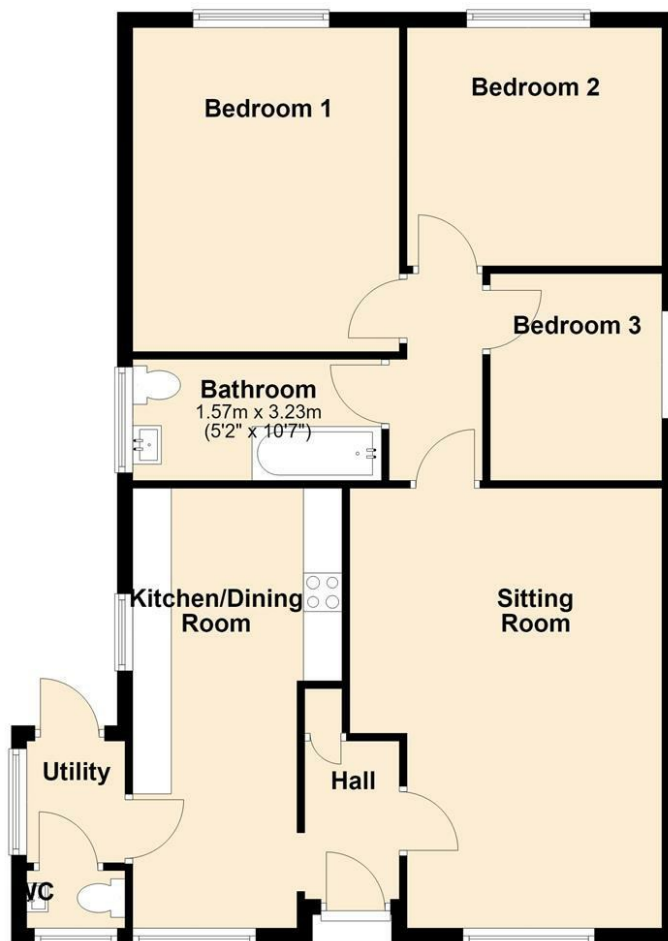
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

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