Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

18 Rabown Avenue, Littleover, Derby, DE23 1DD

£265,000

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Enjoying a larger than average rear garden and positioned at the top of a small residential cul-de-sac this is a traditional three bedroom detached family extended home requiring a scheme of modernisation offered for sale with no chain.

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The gas centrally heated (combination boiler) and UPVC double glazed accommodation comprises, entrance porch, hallway, large open plan extended reception room with two sets of patio doors, kitchen, three well-proportioned first floor bedrooms, bathroom and separate WC.

Externally the property occupies a larger than average triangular shaped plot widening to the rear. To the front is a small lawned garden and long driveway continuing to a detached brick-built garage. The rear garden offers a high degree of privacy backing onto a small park having a well-established range of plants and shrubs and store room attached to the garage.

The property is found in the Highfield Road area of Littleover close to many local amenities, facilities, schools and pleasant parks. An ideal family location.

The property is attractively offered for sale with no chain and vacant possession.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Twin opening UPVC double glazed front doors and matching side windows, tiled floor, inner UPVC double glazed door into:

HALLWAY

A formal entrance hallway with stairs leading to the first floor, side UPVC double glaze window, useful on the stairs store cupboard, radiator.

OPEN PLAN EXTENDED RECEPTION ROOM

LOUNGE AREA

13'6" x 11'2" (4.11m x 3.40m)

Having a large front facing UPVC double glazed window, fireplace with an inset gas fire, media connections, radiator.

LIVING DINING AREA

18'11" x 10'8" (5.77m x 3.25m)

Having two pairs of UPVC double glazed sliding patio doors leading to the rear garden, ample space for dining and further lounge furniture, radiator.

KITCHEN

10'9" x 8'2" (3.28m x 2.49m)

Appointed with a generous range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel double sink and drainer, space for all necessary appliances, rear facing UPVC double glazed window, side UPVC double glazed door, wall mounted Worcester combination boiler providing domestic hot water and gas central heating.

FIRST FLOOR

LANDING

UPVC double glazed side window, loft access.

BEDROOM ONE
12'10" x 10'1" (3.91m x 3.07m)
A generous double bedroom having fitted wardrobes and over bed cabinets, front facing UPVC double glazed window, radiator.

BEDROOM TWO
11' x 10'2" (3.35m x 3.10m)
A second double bedroom having a rear facing UPVC double glaze window, radiator.

BEDROOM THREE
9'3" x 7'2" (2.82m x 2.18m)
A generous third bedroom having a front facing UPVC double glazed window, a built-in cupboard sits on the bulkhead, radiator.

BATHROOM
7'2" x 5'6" (2.18m x 1.68m)
Appointed with an enamel bath with a mains chrome shower over, wash hand basin, tiled walls, built-in cupboard, UPVC glazed window, radiator.

SEPARATE WC
4'1" x 2'5" (1.24m x 0.74m)
With low level WC, UPVC double glazed window.

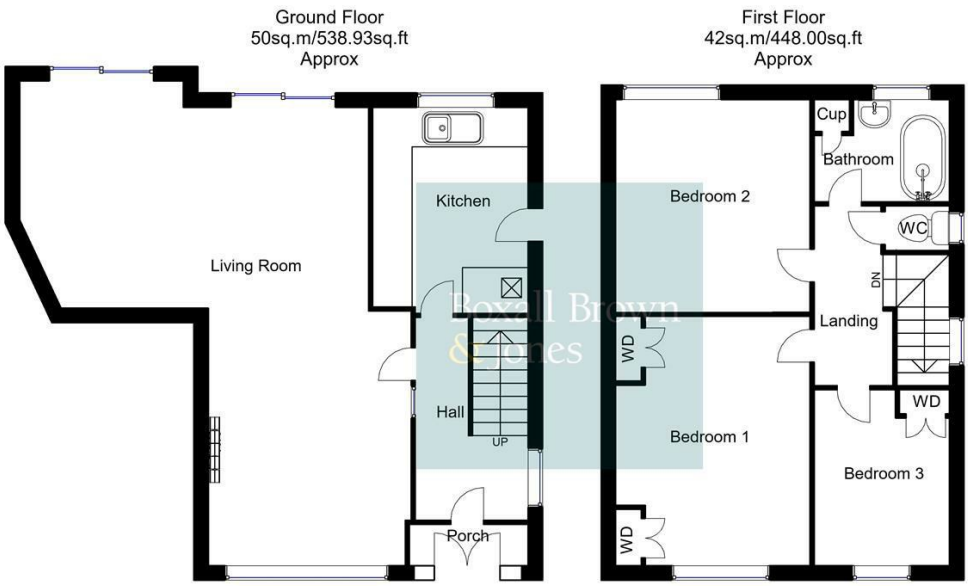
OUTSIDE

GARAGE
17'8" x 9'1" (5.38m x 2.77m)
Brick built with up and over door, personal side door and windows, workbench and cabinets.

BRICK STORE
Attached to the rear of the garage providing useful storage.

Road Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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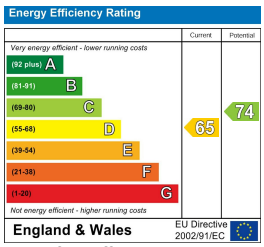
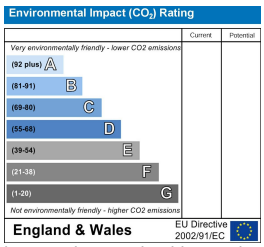
Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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