

# 3 Bed House - Semi-Detached

Price £240,000

 Serina Avenue, Littleover, Derby, DE23 6JT



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A thoughtfully upgraded modern semi detached family home situated in this ever popular locality and requiring a full inspection both internally and externally to be appreciated. Tastefully appointed throughout and benefitting from gas central heating together with UPVC double glazing. In brief; reception hall, lounge / dining room, well equipped kitchen. On the first floor a landing leads to three bedrooms, separate Wc and bathroom. Outside are low maintenance gardens, driveway and detached garage. The property is sold freehold. Council tax band B. Energy rating D.

## Reception Hall



With UPVC opaque double glazed entrance door with matching sidelights, slate effect ceramic tiled floor, understairs storage cupboard, radiator, UPVC opaque double glazed window to side aspect and staircase to first floor.



## Lounge / Dining Room 24'8" x 11'1" reducing to 8'11" (7.52 x 3.40 reducing to 2.72)



Having an LVT floor, feature wooden fire surround with gas fire on a raised marble hearth with matching back plate, television and BT connection points, two radiators, UPVC double glazed sliding patio doors to rear garden and UPVC double glazed picture window to front aspect.



## Fitted Kitchen 10'9" x 8'2" (3.28 x 2.51)



Having a range of high gloss wall, base and drawer units with wood grain effect laminated working surfaces, complimentary ceramic tiled walls with contrasting slate effect tiled floor, wall mounted combination gas boiler, integrated Bosch four ring stainless steel gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, space for fridge freezer, ceiling LED down lighters, UPVC double glazed window and UPVC opaque double glazed door to side aspect.

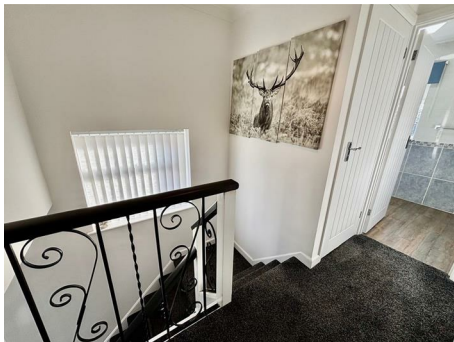
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**First Floor Landing**



With access to roof space (having pull down loft ladder) and UPVC opaque double glazed window.

**Bedroom One 12'11" x 10'0"**  
**(3.96 x 3.07)**



Having a radiator and UPVC double glazed window to front aspect.



**Bedroom Three 9'10" x 6'11"**  
**(3.01 x 2.12)**



Having a radiator and UPVC double glazed window to front aspect.

**Separate Wc**



Having white low flush Wc and UPVC double glazed window.

**Shower Room**



Having wash hand basin with storage drawers beneath and shower cubicle with glazed screen and inset shower.



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Complimentary tiling, Opaque UPVC double glazed window to the rear elevation and heated towel rail.

## Outside



The property benefits from a garden to the rear which is overlooked by a patio area and boasts an artificial lawn, pathways, further garden laid for ease of maintenance. To the front elevation has an artificial lawn and block paved driveway leading to a:

Detached Single Garage - With up and over door.



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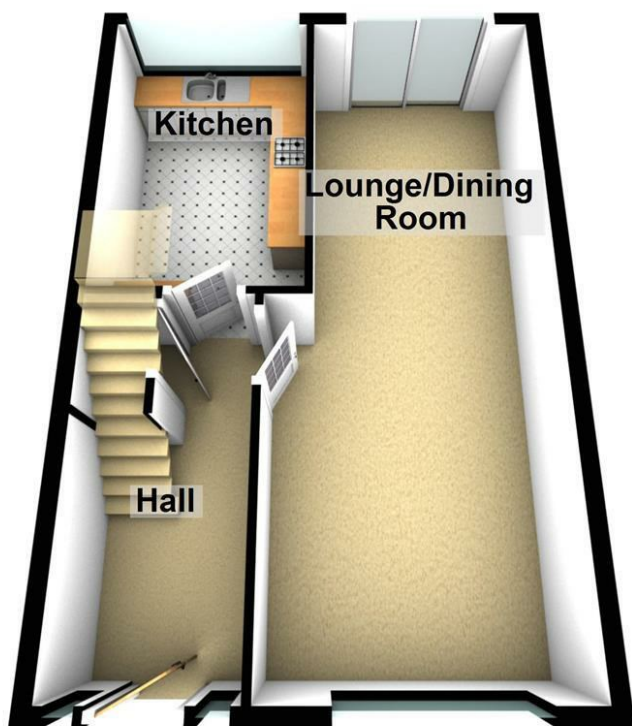
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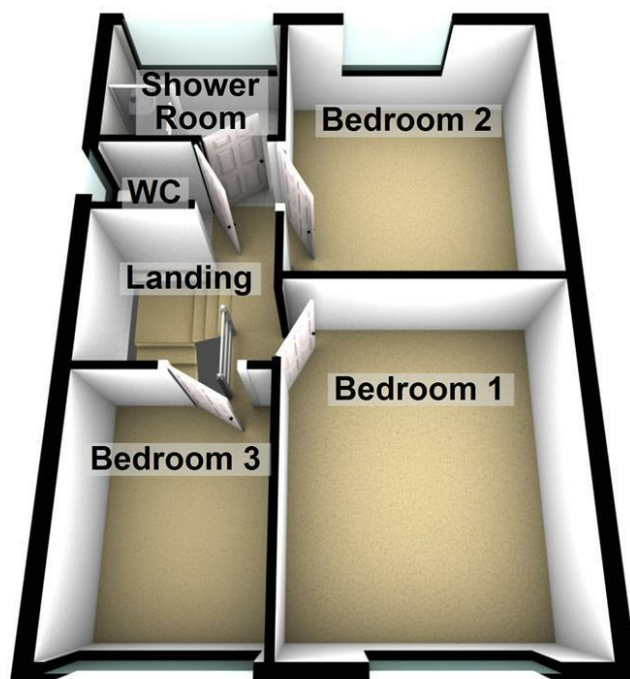
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Ground Floor



First Floor



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (89-91) <b>B</b>                            |  |                         | 84        |
| (85-88) <b>C</b>                            |  |                         |           |
| (82-84) <b>D</b>                            |  | 64                      |           |
| (78-81) <b>E</b>                            |  |                         |           |
| (73-77) <b>F</b>                            |  |                         |           |
| (69-72) <b>G</b>                            |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |