

Keats Avenue

Derby, DE23 4EE



Attractive five bedroom period home set in arguably one of Derby's more favoured residential locations and having the benefit of an extensive stunning south facing garden plot totalling around 1/3 acre, perfect for garden lovers and an absolute paradise for children.

£850,000

John German 

The property itself offers generously proportioned accommodation with a wealth of charm and character and enjoys the benefit of an enclosed porch leading to an entrance hallway with guest cloakroom, useful understairs storage area, elegant living room with bay windows overlooking the rear garden and capable of being opened up into the dining room to either make a larger sitting room or as a more sociable reception space for entertaining. There is a spacious second sitting room with patio doors out onto the rear garden. The fitted breakfast kitchen has an adjacent utility room and a large walk-in pantry. Off a spacious landing access is gained to five well-proportioned bedrooms and a well presented separate bathroom. The principal bedroom enjoying a balcony.

To the front of the property is an integral double garage with ample off road parking, and to the rear is a magnificent carefully considered and landscaped south facing garden with large flagstone patio, ornamental pond, two summerhouses, extensive lawns with flowering beds and borders, greenhouse, productive vegetable plot, power and water supply throughout the garden.

Location - Keats Avenue is arguably one of Derby's most popular residential locations home to mainly larger high end properties with a good mix of period and well designed modern homes. It enjoys the benefits of a private road and this particular property also benefits of a south facing garden. It provides ease of access to facilities available at both Mickleover and Littleover, including comprehensive shopping, doctors surgeries, regular bus services and The Royal Derby Hospital. Good schooling is also close by with the popular Littleover Community School, Derby High School and the Derby Grammar School.

Enclosed Porch - Internal glazed door with side screen providing access to:
 Entrance Hall - With stairs to the first floor off, radiator, understairs store room with wine rack and wine fridge (included in the sale), power and lighting.
 Ground Floor Shower Room - Low level w.c., vanity wash hand basin, walk in shower, tiled surrounds, decorative spotlighting, heated chrome towel rail, tiled flooring.
 Full Width Living Room and Dining Room - 8.67m x 4.58m - Folding doors screens enabling the property to be subdivided into two separate rooms, stone feature fireplace with adjacent TV plinth with oak mantle and open fire with baxi to the rear, decorative coving, wall light points, French door providing access to the rear garden.
 Second Sitting - 5.38m x 2.75m - Radiator, patio door providing access to rear garden with external electric canopy over.

Kitchen - 4.3m x 3.86m - Having inset twin bowl sink unit with brass mixer tap over, an attractive range of base and drawer units with work surfaces over, wooden trim, tiled surrounds, complementary wall mounted cupboards, central island breakfast bar with drawers under, a gas, wall mounted glazed china cupboard, tiled flooring, decorative spotlighting.

Utility Room One - 2.6m x 2.5m - Tiled flooring, inset sink unit with base cupboard under, radiator, space for a tumble dryer, courtesy doors to garage and rear. Please note the American style fridge freezer is to be included in the sale.
 Pantry/Utility Room Two - 2.1m x 1.3m - Pantry, plumbing for a automatic washing machine, dishwasher point, shelving, tiled surrounds.

On The First Floor - Landing - Built in airing cupboard housing the lagged hot water cylinder and immersion heater. Access to: Large Boarded Attic -
 Bedroom One - 4.94m x 4.13m - Built in wardrobes and drawers, double radiator, decorative coving, courtesy door to balcony.
 Bedroom Two - 5.21m x 2.78m - Radiator, decorative coving.
 Bedroom Three/Dressing room - 4.2m x 2.82m - Radiator, decorative coving, pedestal wash hand basin.
 Bedroom Four/Study - 2.7m x 2m - Radiator, wall mounted cupboards and shelving, built in desks, filing cabinets and tall storage cupboard, decorative coving.
 Bedroom Five - 4.66m x 3.63m - Double radiator, vanity wash hand basin, decorative coving, radiator.

Family Bathroom - Comprising low level w.c., pedestal wash hand basin, panel bath with tiled surrounds, shower over, half tiling to main walls, decorative coving, built in base cupboard with shelving.

Outside & Gardens - Outside is a delightful south facing rear garden with flagstone patio and electric canopy above the patio door, ornamental feature pond, extensive lawn area with well stocked flowering beds and borders and a secondary patio with power and tap.
 Recently Added Additional Summerhouse - With garden store and power.
 Summerhouse - With power and lighting.
 Greenhouse - With vegetable plot.
 Workshop - Situated on the lower level with power and lighting.
 To the front of the property there is ample off road parking leading to:

Integral Double Garage - 4.97m x 4.75m - With electric up and over door, power and lighting, newly installed boiler servicing the central heating system and providing domestic hot water, racking and upright freezer (included in the sale).



15 Keats Avenue, Littleover, Derby DE23 4EE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Assessments First





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent