

South Avenue

Littleover, Derby, DE23 6BA

John German





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£485,000

Edwardian charm successfully blended with a modern aesthetic resulting in an elegant and welcoming home located in the heart of the village. Extended to the rear to create a stunning open plan living dining kitchen plus 2 reception rooms and a garden room, complemented by a lovely private rear garden.



Entrance to the property is via a front storm porch over a panel and stained glass entrance door providing access to an impressive entrance hall with a beautiful Minton tiled floor, radiator, decorative coving and a uPVC double glazed and leaded window to front. A panel staircase rises to the first floor with a useful under stairs storage cupboard and doors lead off to the ground floor living spaces.

The guest cloakroom is located off the half landing and has been refitted with an elegant period style suite comprising low flush WC and pedestal wash hand basin with tiled splashback, period inspired pattern tile floor, radiator, uPVC double glazed and partially leaded window to side.

The front facing lounge has features a uPVC double glazed cant bay window to front with leaded quarter lights and an original fireplace with painted wooden surround, tiled back and hearth housing an inset living flame fitted gas fire, polished wooden floor, radiator, telephone point, decorative coving and centre rose.

The sitting room/home office is a lovely room with uPVC double glazed bow bay window with leaded quarter lights to side, original polished wood fire surround with a display mantle and mirror, tiled back and hearth plus an inset living flame gas fire. There are a range of excellent range of fitted storage cupboards with glazed display units, polished wooden floor, decorative coving, uPVC double glazed French doors with leaded quarter lights to opening out onto the rear garden.

The large open plan kitchen is fitted with a range of cream base and eye level cupboard and drawers, oak preparation surface having tiled splashbacks and inset twin stainless steel sink unit with mixer tap. Integrated appliances include dishwasher, washing machine, tumble dryer, inset five plate Neff induction hob, built in double oven and grill, extractor hood over. There is space suitable for a fridge freezer, feature tiled flooring with under floor heating, uPVC double glazed partially leaded windows to side and rear and a matching side entrance door. The spacious living/ dining area has fitted cupboards and a fireplace with tiled interior incorporating a gas stove. The original servant call bells are still on the wall and in working order.

The tiled flooring with under floor heating continues through to the open plan garden room which beautifully extends the space and provides a fabulous outlook over the rear garden. Featuring a vaulted ceiling with apex windows and two sets of bi-folding doors to the garden.

On the first floor a part galleried landing has an original "arts and crafts" style balustrade, space for study area, uPVC double glazed and leaded window to front, doors leading off to bedrooms and bathrooms. The master bedroom has a lovely double aspect with uPVC double glazed windows to the front and side, radiator, feature cast iron fire surround and a range of fitted wardrobes. There are three further double bedrooms served by a main bathroom featuring a period style suite comprising low flush WC, pedestal wash hand basin, panel bath, tiled splashbacks, period style radiator, access to loft space and a uPVC double glazed partially leaded window to side.

An additional shower room completes the accommodation comprising large double shower cubicle, chrome towel rail/radiator, recessed ceiling spotlighting, uPVC double glazed partially leaded window to side.

The property occupies a pleasant elevated position along South Avenue behind a well established fore garden with driveway to the side leading to an attached single garage with power, lighting and twin doors.

To the rear of the property is a beautiful mature south facing garden featuring an extensive lawn with stone edged stocked herbaceous borders containing plants, shrubs and trees. The garden offers a high degree of privacy which offers an excellent complement to this sale.

Location - The property is a short walk from an excellent range of amenities in Littleover Village centre including supermarket, petrol station, bakery, butcher, hairdressers, café and restaurants. There is a regular bus service along Burton Road to Derby City centre and Burton upon Trent. The property is in the catchment area for Littleover Community School and other state and private schooling is within easy reach.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

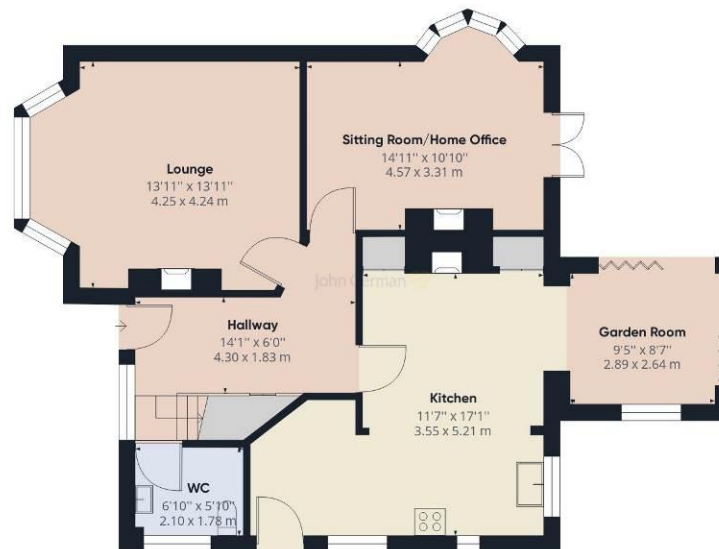
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05052023

Local Authority/Tax Band: Derby City Council / Tax Band D





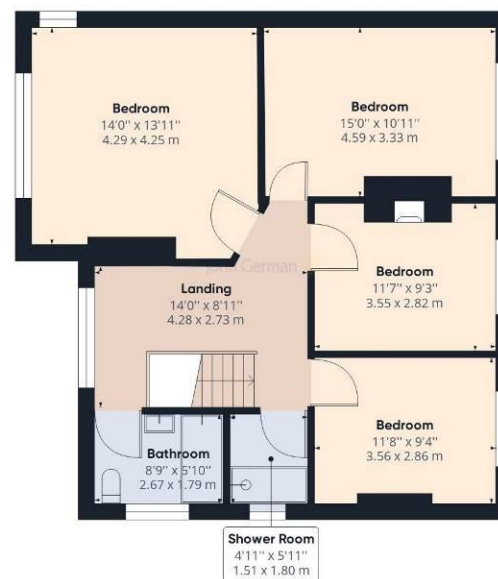


Ground Floor

Approximate total area⁽¹⁾

1687.14 ft²

156.74 m²



Floor 1

(1) Excluding balconies and terraces

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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