

Hollowood Avenue

Littleover, Derby, DE23 6JD



Very attractive bungalow set on a lovely plot well back from the road with plenty of parking space and a detached garage as well as a charming and very private rear garden.

£285,000



John German 

The bungalow is ripe for a little refurbishment with an opportunity to redesign to your own taste and needs. With a convenience store and bus routes at the end of the road and a full range of great local amenities in Littleover village and the surrounding area.

Entrance to the property is via an entrance porch which leads onto a utility area with space for a tumble dryer, storage cupboard and shelving.

The main entrance hall provides access to the main living accommodation with two built-in storage cupboards plus a built-in airing cupboard.

Starting with the lounge which is located to the front of the property with a picture window overlooking the front garden. There is living flame electric fire with a stone surround, coved ceiling and radiator.

The breakfast kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in eye level double oven, four ring gas hob with extractor hood over, plumbing for washing machine, space for a fridge freezer, breakfast table, radiator, window and entrance door to the side.

The master bedroom overlooks the front elevation with a charming triangular window, there is a fully fitted bedroom suite including wardrobes and drawers, overhead storage cupboards and a dressing table, radiator and coved ceiling. Bedroom two also has a double fitted wardrobe, radiator, coved ceiling and overlooks the rear garden.

Bedroom three is used as the dining room with French doors leading through to the conservatory, coved ceiling and radiator.

The conservatory has electric storage heating, ceiling fan light, tiled floor and French doors opening out onto the rear patio.

The bathroom completes the accommodation and is fitted with a full four piece suite comprising, panelled bath, separate shower with electric shower, low flush WC, pedestal hand wash basin, extensive tiling, radiator and window to the side.

Outside the property is set well back from the road behind a lawned front garden with ornamental beds and herbaceous shrubs borders. A tarmaced driveway provides plenty of off road parking with further hard standing space to the side (potential for camper/caravan parking). There is a brick built single garage with a window to the rear and courtesy door opening into a small storage shed with access to the rear garden. Gated access to the side of the property leads to a lovely, very private rear garden being mainly laid to lawn with a paved patio area, well stocked beds and borders and vegetable beds. To the rear of the garage is a timber summerhouse/potting shed.

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
www.derby.gov.uk

Our Ref: JGA/08062023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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