

Haven Baulk Avenue

Littleover, Derby, DE23 4BL

John
German





A photograph of a well-maintained garden. In the foreground, there are large, rounded green bushes. A path leads through the garden towards a large, mature tree in the center. In the background, a house is partially visible through the trees. The sky is clear and blue.

Haven Baulk Avenue

Littleover, Derby, DE23 4BL

£325,000

A deceptively spacious three bedroom family home set in a prime residential location with easy access to local amenities and popular schools including the Littleover Community School. Large family friendly layout with plenty of potential and the garden is an absolute oasis, landscaped with mature flower beds and borders.

Available with no upward chain.

The property is located within walking distance of The Hollybrook public house, a fish and chip shop, medical centre, pharmacy, dog groomers and a range of local amenities including Aldi. Schools within walking distance are Littleover Community School and Derby Grammar School. There is a regular bus service on both Haven Baulk Lane and Rykneld Road. Haven Baulk Lane links Littleover to Mickleover with both village centres providing a wealth of excellent shops and eateries and access directly onto the A38 and to the A50 and M1 from there.

The property is set back from the road behind lawned front garden with a block paved driveway to the side providing off road parking and access to the garage. Entrance to the property is via an entrance lobby with stairs rising to the first floor landing and an internal door into the lounge. The lounge has a feature fireplace with a stone surround and extended plinths, inset living flame gas fire and wooden mantel. A bow window overlooks the front garden, coved ceiling and glazed French doors to the dining kitchen.

The dining kitchen stretches across the width of the property and is fitted with a comprehensive range of base and eye level units, glazed display cabinets, peninsular, melamine finished worktops, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in under unit double oven, four ring gas hob will pull out extractor fan, plumbing for dishwasher, space for fridge and window overlooking the rear garden. The dining area is very spacious with a built-in under stairs storage cupboard and French doors opening into the conservatory. The brick built conservatory has uPVC double glazed windows and central heating, ceiling fan light and French doors opening out onto a patio.

Off the kitchen is a really useful utility area with lots of addition appliance space, worktop space, plumbing for washing machine and a Belfast sink. There are doors into the garage and into the ground floor shower room whilst a uPVC double glazed rear entrance door leads out onto the back garden. The ground floor shower room is fitted with a three piece suite comprising shower enclosure, low flush WC and pedestal washbasin with window to rear.

The stairs lead to a central landing with a built in airing cupboard and doors leading off to the bedrooms and bathroom. Bedroom one is a good sized double overlooking the front elevation and has built-in wardrobes with overhead storage cupboards. Bedroom two is a double room which has fitted wardrobes with a great view over the rear garden. Bedroom three also overlooks the front with a fitted wardrobe with overhead storage cupboards. The shower room completes the internal accommodation comprising shower enclosure, low flush WC and pedestal washbasin with window to rear.

Outside to the rear of the property is a very pretty mature garden which has been the family's pride and joy over the years and has hosted many family get togethers. Being mainly laid to lawn with well stocked shrub borders. There is a wisteria covered pergola over the path that leads from a large patio at the rear of the house to the end of the garden where there is another paved seating area and a timber summerhouse with electricity. There is also a garden tap.

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

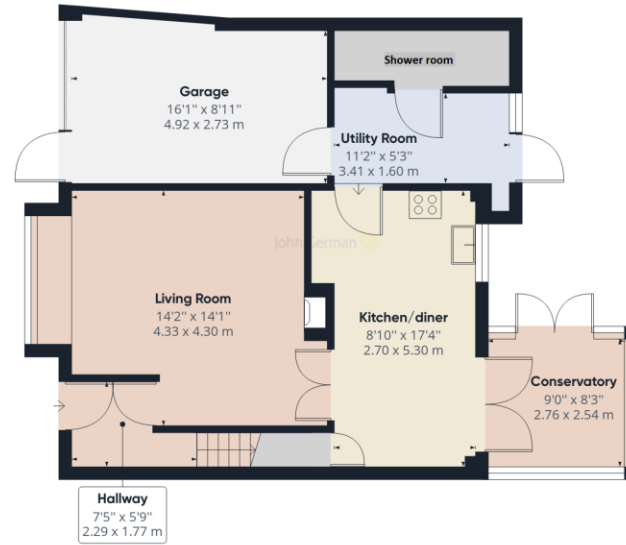
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/15062023 **Local Authority/Tax Band:** Derby City Council / Tax Band C





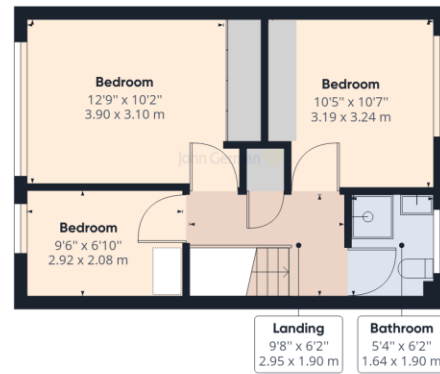


Ground Floor

Approximate total area⁽¹⁾

1191.51 ft²

110.69 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.

GIRAFFE360



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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

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



