

# Hill Cross Avenue

Littleover, Derby, DE23 1FW

John   
German







## Hill Cross Avenue

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£685,000

The perfect luxury home for modern multi-generational living. Newly completed “back to brick” refurbishment, substantially extended, fully remodelled and finished to a very high standard. Located on a private road amongst other highly individual homes in one of Littleover’s most sought-after areas close to a great range of local shops and educational facilities. No chain.

The main house offers five extremely spacious double bedrooms, two of which have en suite shower rooms plus an additional full bathroom and a separate shower room. There is a truly spectacular open plan living/dining kitchen with a lantern roof light and bi-fold doors, fully fitted additional prep kitchen/utility room and a separate sitting room. At the end of the garden is a cedar clad self contained annex with open plan living and dining kitchen and a double en suite bedroom. The south facing gardens have been fully landscaped for easy maintenance with plenty of outdoor accent lighting and the annex has its own private patio.

About the area: Littleover is especially popular with families offering a great selection of schooling for all ages and a wonderful range of shops and other leisure and healthcare facilities. A wider range of facilities and services can be found in nearby Derby and Ashbourne with easy access to the cities of Birmingham, Leicester and Nottingham. The area is extremely well served with major roads including the A50, M42, M1 and A38. East Midlands Airport is only 14.8 miles away and there are direct rail services to London available from Derby and East Midlands Parkway.

Entrance to the property is via a spacious entrance hall with polished wood flooring, built-in cloaks storage area, stairs to the first floor with accent recessed lighting and under stairs storage cupboard.

The main living area is to the rear of the property. This spectacular multi-functional room features a large lantern roof light, the edges of which are illuminated with recessed lighting creating a spectacular effect that really comes into its own as dusk falls. The spacious lounge and dining areas have bi-fold doors opening out onto the rear garden, porcelain tiles, ceiling spot lighting, vertical radiators and data points. The kitchen area is fitted with a range of grey high gloss units with kick panel lighting, two built-in eye level ovens, quartz worktops and an inset induction hob with extractor hood over. The island unit is in a contrasting lighter shade of grey again with quartz worktop and inset sink unit with mixer tap. Spaces have been left for an American style fridge freezer and dishwasher.

In addition to the main kitchen is a fully fitted prep kitchen/utility room, fitted with light grey units with worktop over, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, third built-in oven and four ring gas hob with extractor hood over, polished wood flooring, window to the side and a contrasting dark grey broom cupboard also housing the new boiler.

If you need a little quiet time, there is a separate sitting room/TV room with a full height window to the side.

Also on this floor are two front facing double bedrooms, one of which is designated as a guest bedroom or second principle bedroom with its own private entrance door and an ensuite shower room comprising low flush WC, double shower enclosure and a vanity wash basin with storage beneath, tiled splashbacks, tiled floor, touch control mirror with LED lights, chrome heated towel rail and top light window to the rear.

Completing the ground floor accommodation is the family bathroom which is fitted with a "P" shaped bath with shower over and glass screen, low flush WC and vanity wash basin with storage beneath, tiled splashbacks, tiled floor, touch control mirror with LED lights, chrome heated towel rail and window to the side.

On the first floor, stairs lead to a spacious landing with Velux skylights and doors leading off to three generous double bedrooms, one of which is the master bedroom and to the first floor shower room. The shower room is fitted with a low flush WC, shower enclosure and a vanity wash basin with storage beneath, tiled splashbacks, wood effect flooring, touch control mirror with LED lights, chrome heated towel rail and window to the front. The master bedroom has a lovely picture window overlooking the rear garden and an en suite shower room comprising low flush WC, shower enclosure, a vanity wash basin with storage beneath, tiled splashbacks, tiled floor, wall mounted mirrored medicine cabinet, chrome heated towel rail and window to the front.

Outside, the front of the property has been block paved to provide extensive parking and there is personal gated access to the rear along the side of the property.

The rear garden has been beautifully landscaped and designed for maximum impact, minimum effort with an artificial lawn at the centre surrounded by raised planters set with evergreen herbaceous and architectural shrubs. Plenty of exterior lighting has been placed around the garden which gives it a magical feel at night and there is a large timber deck to step onto as you come through the bi-fold doors.

To the rear of the garden is a lovely one bedroomed annex which has been clad to the front in cedar so that it blends into the garden and results in a charming holiday home vibe. This extremely well appointed independent living space has a spacious open plan living and dining kitchen. Providing plenty of space for seating and dining furniture and fitted with a range of light grey base and eye level units with worktop space over, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in oven with four ring gas hob with extractor hood over, space for appliances, front facing window overlooking the garden and a fully glazed side entrance door.

The double bedroom has a full height window to the side, built-in boiler cupboard with additional storage and leads on to an en suite shower room low flush WC, shower enclosure and a vanity wash basin with storage beneath, tiled splashbacks, bleached wood effect flooring, chrome heated towel rail and top light window to the front.

To the rear of the annex is a private and sheltered patio area with exterior lighting.

Please note: Some of the photos have been virtually staged.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/04092023

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







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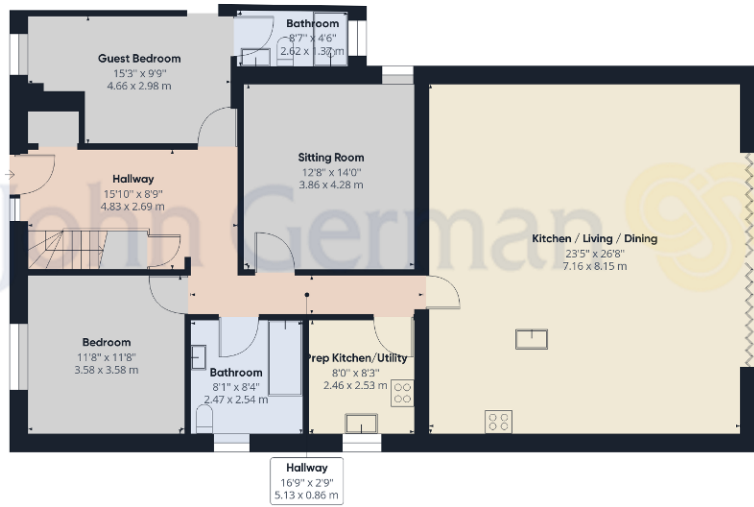


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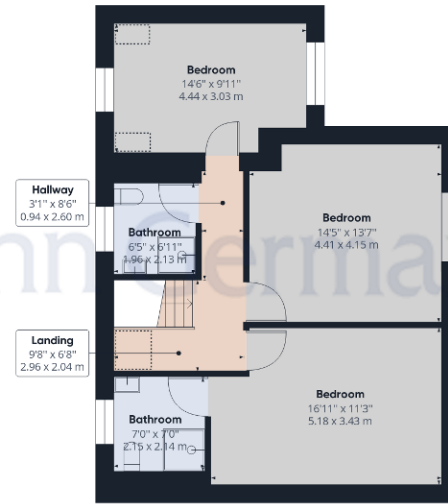




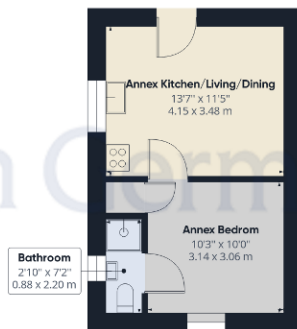




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

2478.18 ft<sup>2</sup>


230.23 m<sup>2</sup>

**Reduced headroom**

15.97 ft<sup>2</sup>

1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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.

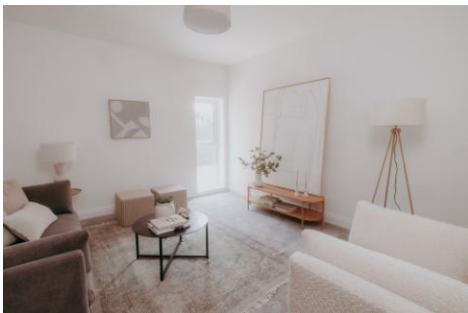
### Referral Fees

**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		
69-80	C	73 C	80 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



