



## Elms Avenue, Derby, Derbyshire

Well-maintained Detached Property | Premier Location, Littleover | Three Good Sized Bedrooms | Large Integral Garage, with Power, Lights and Roof Storage | Superior Conservatory | Extended and Exceptionally Well-Equipped Kitchen | Study | Downstairs Cloakroom | Pet-Friendly Security Alarm | Converted Attic Space

Asking Price: **£400,000**

**KELLER WILLIAMS**  
**DERBY**

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# Elms Avenue, Derby, Derbyshire

## DESCRIPTION

Keller Williams are proud to present this superior 3-bedroom detached property with gas central heating and UPVC double glazed windows throughout, located in the heart of the ever-popular suburb of Littleover in Derby. This exceptionally well-maintained and tastefully decorated property boasts the perfect blend of style, functionality, comfort, and has ample space for the modern family. The accommodation boasts 2-reception rooms, an extended exceptionally well-equipped kitchen, a superior conservatory/dining room, study, large integral garage, downstairs cloakroom, 3 generous sized bedrooms, large family bathroom, converted attic space with Velux window, mature landscaped gardens to front and rear with large/wide driveway providing off-road parking for multiple vehicles and a pet-friendly security system.



### Entrance Hall

Laminate floor, feature plate rack and dado rail, radiator, alarm sensor, shoe cupboard understairs plus smoke alarm.

### Lounge

*4.00m x 3.80m (13'1" x 12'6")*

Large UPVC bay window to front, feature curved radiator, carpet, remote operated gas fire with marble hearth and decorative surround, wall lights and decorative coving.

### Lounge

*4.00m x 3.60m (13'1" x 11'10")*

Gas fire with marble hearth and decorative surround, decorative coving and dado rail, carpet and cable modem. UPVC French Doors through to Conservatory/Dining Room.

### Conservatory

*6.00m x 4.70m (19'8" x 15'5")*

Spacious Conservatory with Karndean floor over a concrete screed. Radiator with cover, electric fire, roof fan with light, up-lights, opening skylight, glass panelling to the conservatory roof has been coated with a light-diffusing film, door through to the kitchen, door through to the study and French doors to the rear garden.

### Kitchen

*7.50m x 2.55m (24'7" x 8'4")*

Fitted with a wide range of quality kitchen units with roll-top oak worktops. Fitted wine rack, plate racks, lighting inside units and downlights under units. Built-in double Oven and microwave, built-in dishwasher, space for free-standing washer and dryer within kitchen units (behind unit doors). Built in freezer, space for free-standing fridge-freezer within unit. 1.5 sink with mixer tap. Second sink to the rear of the kitchen. Extractor over a gas hob, two radiators, decorative floor tiles, built-in table with two chairs, ceiling spotlights, TV aerial and phone points. UPVC windows to the side and rear of the kitchen, water stop-cock, combination boiler and door leading to the rear garden.

### Study

*3.10m x 2.70m (10'2" x 8'10")*

Carpeted over a solid concrete floor, radiator, multiple power points, hard-wired modem, fitted bookcase, UPVC window, door through to integral garage.

### Cloakroom

Low-level toilet in white. Corner vanity unit with sink over and chrome mixer tap, chrome towel rail/radiator and UPVC window. Tiled floor and walls. Consumer unit.

### Landing

Carpeted, decorative oak banister, UPVC window and panic alarm. Access to roof space. Cupboard housing hot water cylinder and alarm box (mains

with battery back-up).

#### **Bedroom**

*3.80m x 3.20m (12'6" x 10'6")*

Large UPVC bay window, carpet, radiator, TV point, built-in wardrobe with mirrored sliding doors.

#### **Bedroom**

*3.80m x 3.20m (12'6" x 10'6")*

UPVC window, radiator, laminate floor, fitted wardrobes and units with internal TV space, dressing table.

#### **Bedroom**

*2.70m x 2.30m (8'10" x 7'7")*

UPVC window, radiator, laminate flooring, wardrobe with matching chest of draws, overhead wall units and dimmer switch.

#### **Bathroom**

*2.50m x 1.90m (8'2" x 6'3")*

4-piece suite in white consisting of low-level WC, sink with mixer tap over unit. Full-size panelled bath with mixer shower head. Separate electric shower with bi-fold doors. Combination of white and black decorative marble effect tiles to walls. Chrome towel rail, obscure UPVC window, mirrored wall unit and spotlights. Linoleum flooring.

#### **Loft**

*4.5m x 4.5m (14'9" x 14'9")*

Large ceiling access to roof space via double doors and a fitted aluminium ladder. Roof space is boarded and carpeted. Cupboards are fitted within the eaves across 3-sides of the attic and storage space within the eaves on the fourth side. Power point, phone line and spotlights. Velux window.

#### **Garage**

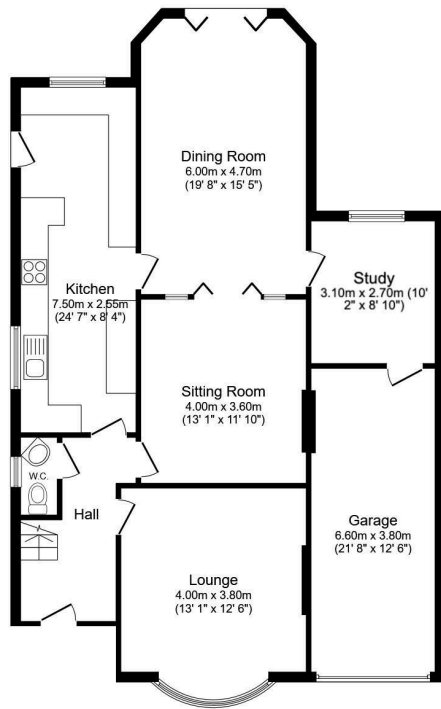
*6.6m x 3.8m (21'8" x 12'6")*

Up and over power door, strip lights and power points, double skinned and insulated. Built-in cupboard, steps to boarded area in garage roof space.

#### **Outdoor Space**

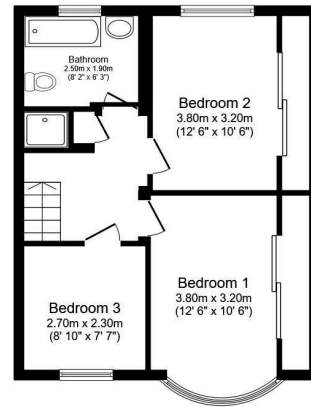
The front of the property has a decorative stone paving driveway. There is ample parking space with the property borders being fully fenced and secure. A gated path to the left side of the property gives access to the rear garden. There is outside PIR lighting either side of the garage door and lighting in the front porch. The rear of the property has a paved patio leading to a raised garden mainly laid to grass. There are mature borders lined with hedgerow and conifers with a separate area to the rear planted with shrubs. There is a decorative wall and railings separating the patio from the raised garden. The garden features a water fountain with lights and a gondola. There is outside PIR lighting, 1x single and 1x double electric points, an outside tap with the electric/gas meter's to the side of the property.





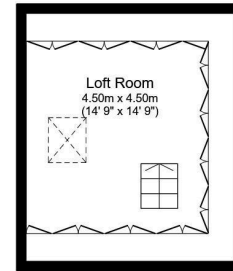
**Ground Floor**

Floor area 112.8 sq.m. (1,214 sq.ft.)



**First Floor**

Floor area 48.7 sq.m. (525 sq.ft.)



**Second Floor**

Floor area 24.5 sq.m. (264 sq.ft.)

**TOTAL: 186.1 sq.m. (2,003 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		57	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.