

Elms Avenue, Derby, Derbyshire

Semi Detached House | Three Bedrooms | Extended Property | Spacious Dining Kitchen | Walking Distance to Derby Royal Hospital | Refitted Bathroom | Garage | Timber Shed | Mature Garden | No Chain

Asking Price: £300,000

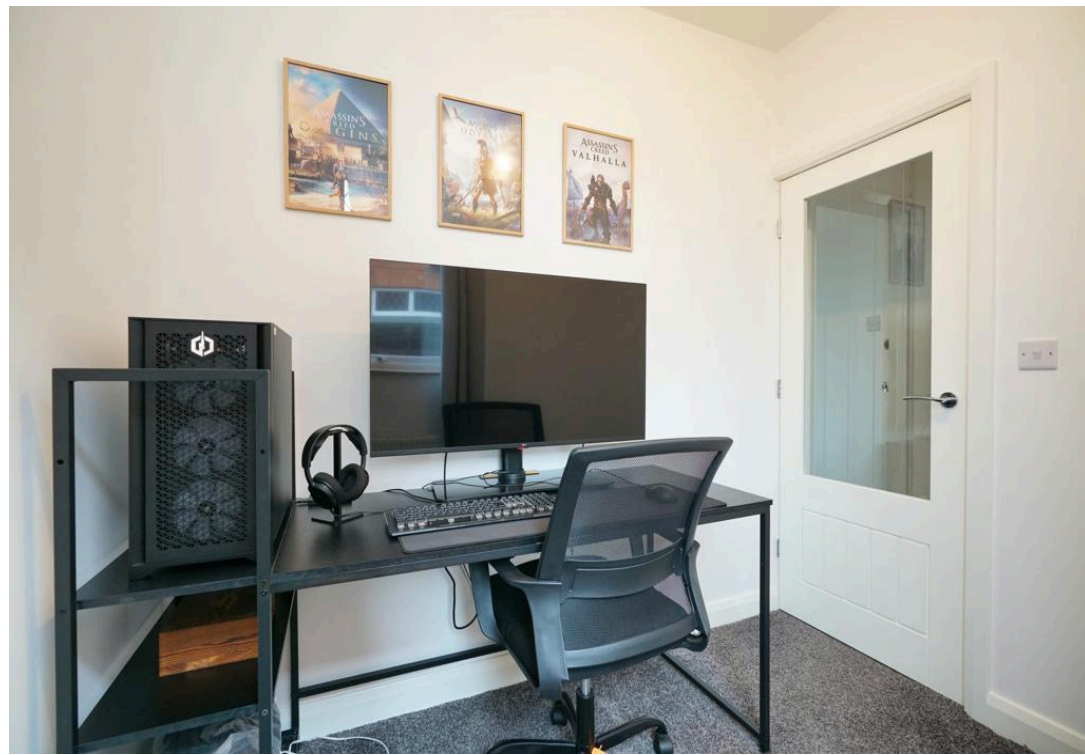
KELLER WILLIAMS DERBY
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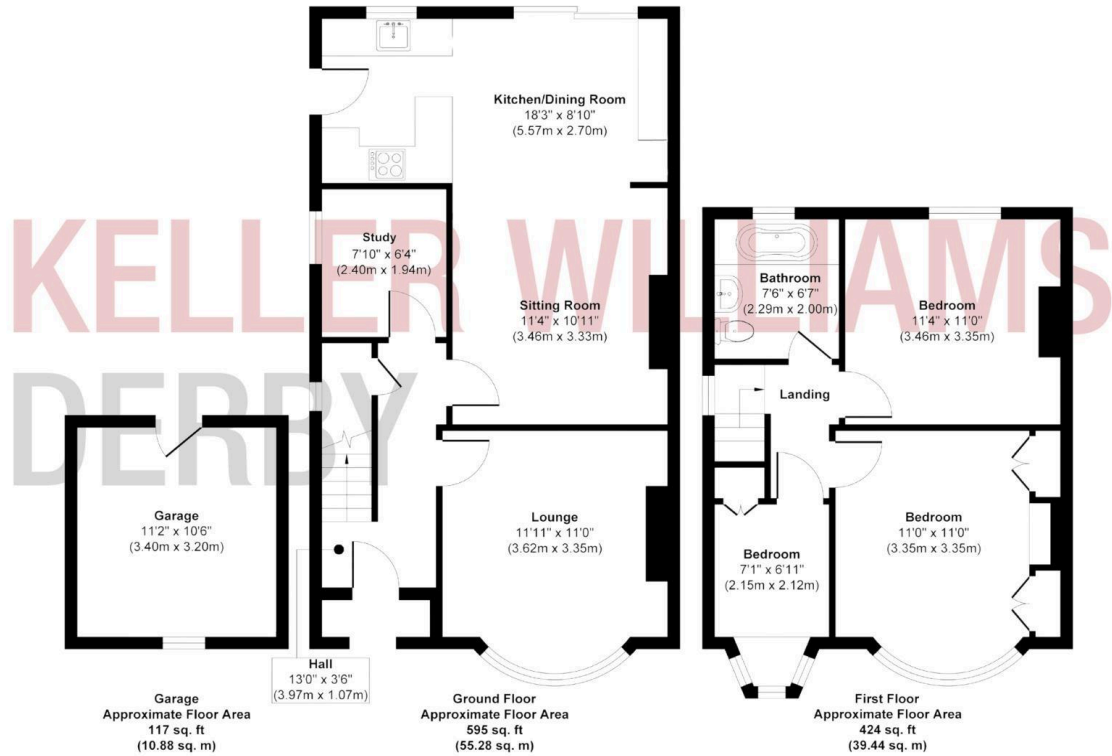
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DESCRIPTION

Nestled in the sought-after neighbourhood of Littleover, this traditional and beautifully extended, bay-fronted three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and charm. Boasting a spacious dining kitchen ideal for family gatherings or entertaining friends, this property has been thoughtfully updated, including a stylishly refitted bathroom, new interiors and carpets. Just a short walk from Derby Royal Hospital, it provides the ultimate in convenience for professionals or families alike. With ample parking for up to three vehicles, a garage, and a timber shed for extra storage, practical living is assured. The mature garden, brimming with character, provides a peaceful retreat, perfect for relaxing or outdoor activities. This home is a rare find, blending modern living with timeless appeal. Local Amenities: The area is known for its community facilities, including parks, schools, and shopping, contributing to a family-friendly environment. Transport Links: The location provides convenient access to public transport and major road networks, facilitating easy commutes to Derby city center and surrounding areas. Schools- Wren Park Primary School, Derby High School A well-regarded primary school and a reputable secondary school are conveniently located within 500 yards of Elms Avenue, offering excellent educational opportunities for children of all ages. Littleover Local Shops- A selection of shops and services in Littleover, providing everyday essentials and conveniences. The area provides convenient access to several supermarkets for your shopping needs. i.e Tesco, Sainsbury ,Aldi and Lidl Pubs & Restaurants- Elms Avenue, places you within easy reach of several pubs and restaurants offering a variety of dining and social experiences. Upon completion, this home will briefly comprise: - GROUND FLOOR: Entrance Porch, Hallway, Living Room, Study, Extended Dining-Kitchen. FIRST FLOOR: Landing, Three Bedrooms, Refitted Family Bathroom. OUTSIDE: Front Driveway with Off-Road Parking, Good Size Rear Garden, Garage, Timber Shed.







Approx. Gross Internal Floor Area 1136 sq. ft / 105.60 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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) A			
(81-91) B			85
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



Do you have a property
to sell or let?

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.

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