

Rushdale Avenue

Littleover, Derby, DE23 1HY



Charming 1930's detached bungalow full of period charm for those who have a passion for older properties but equally provides masses of potential for extension and redevelopment. Set on a large plot with lovely gardens and plenty of parking.



£350,000

John German

Set on a large plot of 0.23 acre, this property has huge potential to extend or redevelop (subject to planning permission).

Entrance to the property is via the entrance porch with glazed entrance doors leading into the central hallway which features some stunning original display and storage cabinets and original panel doors leading to the accommodation.

The two double bedrooms sit to the front of the property with large picture windows and feature fireplaces.

The bathroom is fitted with a three-piece suite comprising low flush WC, pedestal washbasin and panelled bath, tiling to half wall height, window to the side.

The sitting room sits to the rear of the property with a built-in storage cupboard/mini library, leading onto the uPVC double glazed conservatory overlooking the rear garden with sliding patio doors.

The dining room is a beautiful room with double aspect windows and a feature fireplace and built-in pantry cupboard.

The kitchen completes the accommodation having been fitted with a range of base storage cupboards with roll edge worksurfaces, inset stainless steel sink unit, tiled splashbacks and spaces for a full range of appliances, window to the rear and entrance door into the garden.

Outside, the property is set a large 0.23 acre plot, standing well back from the road behind a lawned front garden with a mature boundary hedge providing a good degree of privacy. A long driveway to the side provides extensive parking as well as access to a detached garage. Gated access to the side opens into a large rear garden being mainly laid to lawn with flower beds and borders mature hedging and a vegetable plot.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA17032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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