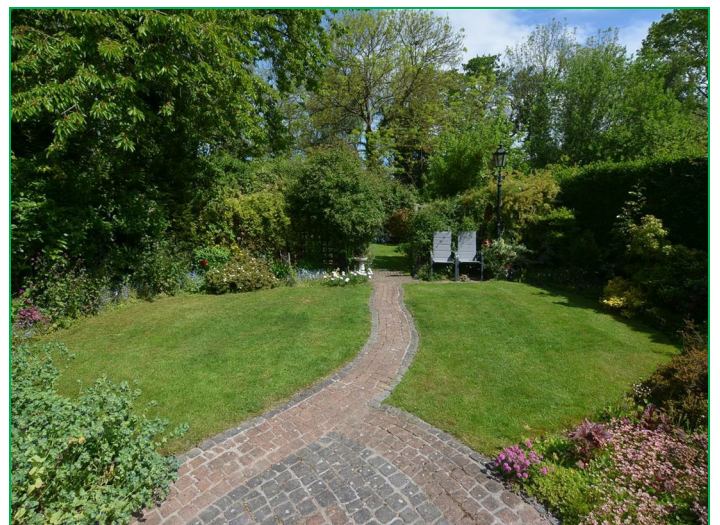


Ramadi, 6 Pastures Avenue, Littleover, Derby,
DE23 4BE

Offers in excess of £550,000



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Exceptional and unique 5 bedroom detached family home, sited on a private drive, within the renowned Littleover Community School catchment.

This circa 1930 property has been the subject of a comprehensive and sympathetic improvement and extension programme which must be viewed not only to appreciate the size of accommodation and wealth of quality appointments on offer, but also the stunning rear garden and location.

'Ramadi' is brought to the market for the first time in nineteen years. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated property briefly comprises; entrance porch, reception hall, family room, dining room, study, delightful sitting room, well equipped breakfast kitchen with access onto the verandah. On the first floor a landing leads to three bedrooms (master bedroom with shower room en-suite) and family bathroom. On the second floor a landing leads to two further double bedrooms and second bathroom. Outside, to the front is a three to four car forecourt and integral garage. The beautiful rear garden is a joy to behold. Landscaped and boasting deep filled borders with, raised ponds, a secret garden with large pergola a large verandah and entertaining area situated off the sitting room and kitchen, lower patio, sizeable garden room (with bar and storage) and extensive lawns.

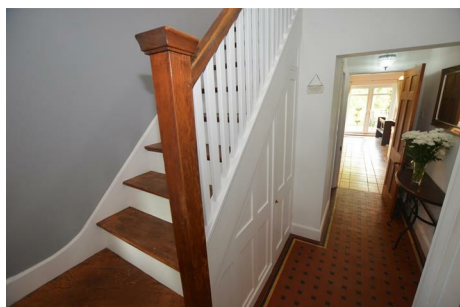
Brick Storm Porch

With UPVC double glazed windows, entrance door, quarry tiled floor, ceiling LED down lighters and timber internal entrance door with stain and leaded light opaque glass panel leads to the:-

Reception Hall



Having matching timber and opaque glazed stain and leaded light panel to front aspect, feature Minton tiled floor, two radiators, deep understairs storage cupboard (housing the Ideal wall mounted gas boiler providing domestic hot water and gas central heating), coving to ceiling and staircase to first floor.



Guest Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and floating wall mounted corner wash hand basin with complimentary ceramic tiled splash backs, half panelled walls, ceramic tiled floor, built in full height storage cupboard and UPVC opaque double glazed window to side aspect.

Family Room 13' x 13' (3.96m x 3.96m)



The focal point of the room being the feature wooden fire surround with cast iron back plate, coal effect living flame fire on a raised black granite hearth, stripped and stained floorboards, picture rail, coving to ceiling, radiator, tv point and UPVC double glazed bay window to front aspect.

Dining Room 12'8 x 11'10 (3.86m x 3.61m)



Having coving to ceiling, radiator, two double wall light points, recessed ornamental niche with glass shelving and down lighter. An open arch leads to the:-

Sitting Room 15'5 x 15'5 (4.70m x 4.70m)



The focal point of the room being the feature period wooden fire surround with cast iron back plate, coal effect living flame fire on a raised veined marble hearth, four double wall light points, radiator, television and media connection points, UPVC double glazed French doors with matching windows giving access to the verandah and substantial mature gardens beyond.

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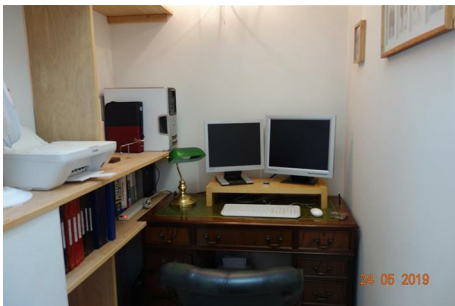
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Study 7'11 x 5'3 (2.41m x 1.60m)



Having double wall light point, double glazed sky light and coving to ceiling.

Breakfast Kitchen 20'6 x 12'11 maximum (6.25m x 3.94m maximum)



Having a range of modern fitted wall, base and drawer units with matching glass display cabinets, wood grain effect laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, integrated dish washer, space for American style fridge freezer, space and plumbing for automatic washing machine, space for tumble dryer, radiator, coving to ceiling, two UPVC double glazed windows to side aspect and UPVC double glazed French doors giving views and access over the substantial landscaped rear garden. The focal point of the room is the Falcon stainless steel free standing five burner gas range with twin gas ovens, grill and pan warmer.



First Floor Landing



With UPVC opaque double glazed picture window to side aspect, coving to ceiling, deep storage cupboard (measuring 6' x 5'4), double airing cupboard (incorporating the Megaflo hot water tank), radiator, velux double glazed sky light to side aspect and staircase to second floor.



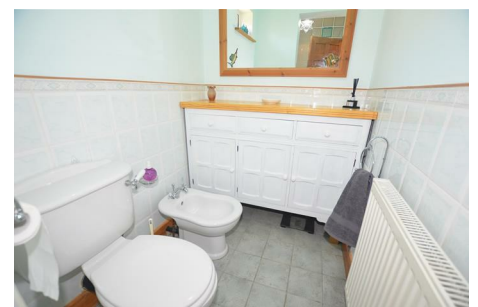
Master Bedroom Suite 19'10" x 15'5" plus deep door recess (6.07m x 4.72m plus deep door recess)



Having a range of recessed walk in wardrobes with ample hanging rail and storage space, two radiators, television connection point, coving to ceiling, double wall light point and two UPVC double glazed windows to rear aspect (offering delightful views to the rear). A door leads to the:-



Shower Room/En Suite



Having white four piece suite comprising; low flush wc, bidet,

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pedestal wash hand basin and walk in full width shower with feature Flemish glazed block shower screen, mains fed shower, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, radiator and two UPVC opaque double glazed windows to side aspect.



Bedroom Two 12'11 x 11'5 (3.94m x 3.48m)



Having feature cast iron fire surround, large walk in storage area (measuring 11'3 x 4'6), radiator, television connection point, coving to ceiling and UPVC double glazed window to front aspect.

Bedroom Five 8'5 x 6'5 (2.57m x 1.96m)



Having radiator, coving to ceiling, television connection point and UPVC double glazed window to front aspect.

Family Bathroom 11'9 x 6'4 (3.58m x 1.93m)



Having white four piece suite comprising; low flush wc, bidet, pedestal wash hand basin, deep double ended panelled bath with chrome shower attachment and mixer tap over and quadrant shower cubicle with feature fixed head mains fed drench shower, chrome and glass shower cabinet and doors, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, radiator, ceiling halogen down lighters with integrated extractor fan and velux double glazed sky light to side aspect.



Second Floor Landing



With velux double glazed sky light to side aspect, polished and stripped floor boards, built in storage cupboards, radiator and ceiling halogen down lighters.

Bedroom Three 12'8 x 11'6 (3.86m x 3.51m)



Having stripped and painted floor boards, television connection point, radiator, ceiling LED down lighters and UPVC double glazed window to front aspect.

Bedroom Four 15'5 x 10'1 plus recess (4.70m x 3.07m plus recess)



Having stripped and painted floor boards, television connection point, ceiling halogen down lighters, radiator and UPVC double glazed window to rear aspect (again offering stunning views to the rear).

Bathroom 9'6 x 6'3 maximum (2.90m x 1.91m maximum)



Having white three piece suite comprising; low flush wc, wash hand basin recessed into a white high gloss vanity unit and deep double ended panelled bath with chrome shower attachment and mixer tap over, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, chrome heated towel rail, ceiling halogen down lighters with integrated extractor fan.

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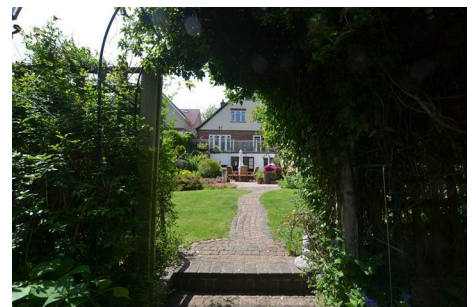
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Outside

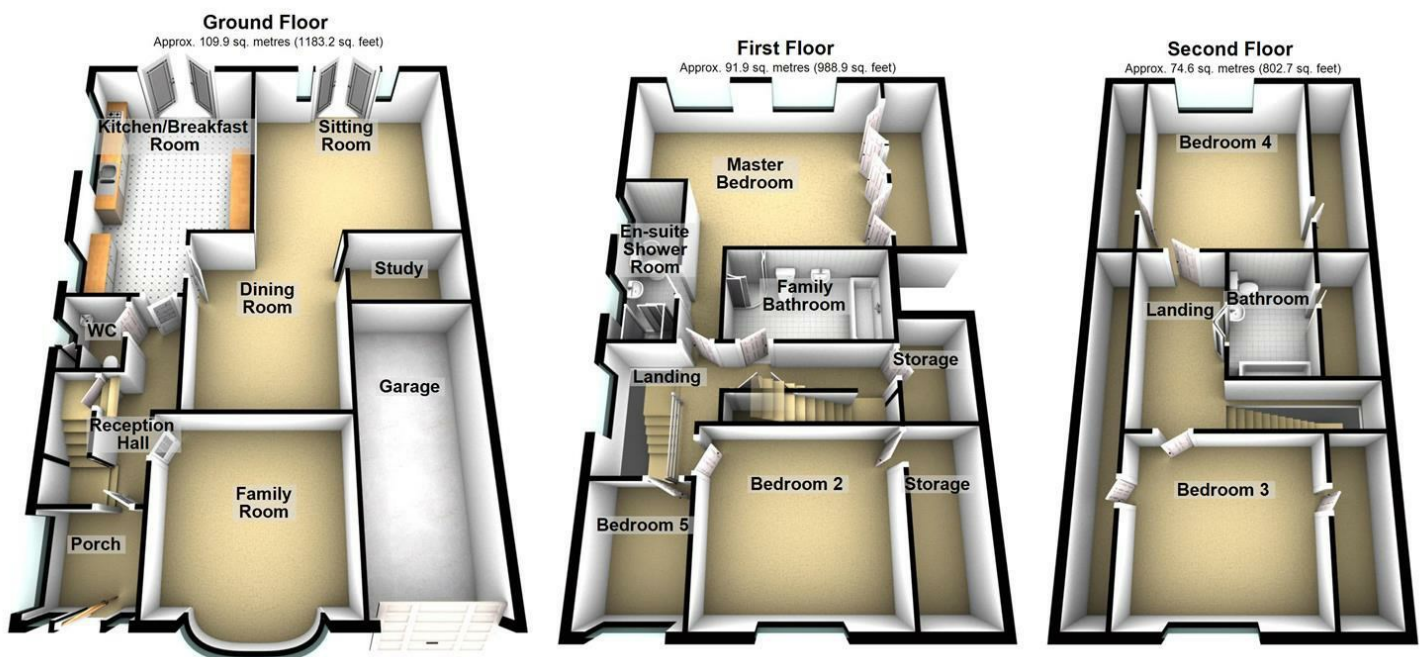


The property is located on a private drive within the renowned Littleover Community School catchment area and stands on a substantial mature landscaped plot. To the front is a full width tarmac forecourt giving car standing space for approximately three/four cars, which in turn leads to the integral brick garage, measuring internally 17'9 x 8'2, having motorised electronic up and over roller door and supplied with power and light. To the side of the property is a wrought iron access gate and pathway leading to a verandah, having wrought iron balustrading, feature pond, outside lighting and electric points (an ideal area for entertaining). Steps with wrought iron railings lead to mature landscaped gardens having large patio entertaining area with raised seating area and large feature ornamental pond with waterfall, sweeping shaped lawns with cobbled pathways, deep filled mature shrubbed borders, ornamental arbour and secret garden area (with pergola and block paving), cold water tap and garden lighting. From the patio, twin multi paned and timber glazed doors lead to the ground floor entertaining room, measuring internally 21'4 x 10'10 plus storage recess, incorporating a bar area, television connection point and large full width storage (with shelving and garden store.).



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Total area: approx. 276.4 sq. metres (2974.8 sq. feet)

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