



## 8 South Avenue, Littleover, Derby, Derbyshire, DE23 6BA Offers Over £325,000

- Edwardian Semi-Detached Property
- Situated Close To Shops & Amenities
- Lounge, Sitting Room & Dining Room
- Four Bedrooms
- South West Facing Rear Garden
- Wealth of Character & Period Features
- Open Porch, Entrance Hallway & Cloaks WC
- Beautifully Appointed Kitchen with Range Cooker
- Beautiful Period Style Bathroom
- Littleover School Catchment Area



**LITTLEOVER SCHOOL CATCHMENT AREA** - A beautiful Edwardian semi-detached home of style and character, situated in the heart of Littleover Village just a short walk from the village centre. This period home offers four bedrooms, three reception rooms and a wealth of original features that really have to be viewed to be fully appreciated.

This beautifully appointed and well presented home has been sympathetically improved by the current vendor to an impressive standard. The accommodation in brief comprises: entrance porch, spacious hallway with galleried staircase leading to the first floor, formal lounge, sitting room, dining room, cloakroom w.c and beautifully appointed kitchen with Range cooker.

The first floor landing leads to four bedrooms and a luxurious, period-style family bathroom which also has access directly into the master bedroom.

Outside, to the front of the property there is a small foregarden and gated pathway access leading to the enclosed, south-westerly facing lawned rear garden. The garden is complemented by a range of well-stocked borders, summerhouse, shed and paved seating areas.

## THE ACCOMMODATION

### GROUND FLOOR

#### Open Porch

Period-style tiled floor, outside lighting and beautiful panelled entrance door into the entrance hallway



#### Entrance Hallway

*17'1 x 10'5 maximum measurement (5.21m x 3.18m maximum measurement)*

Feature turning staircase leading through to the first floor landing with solid wood hand rail and open spindles, period-style tiled floor, central heating radiator, feature archway, coving to ceiling with ceiling rose, telephone point, obscured glazed leaded and stained glass window to the front elevation, further large sash-style obscured glazed window with leaded and stained glass to the side elevation and panelled door giving access to the sitting room, lounge and dining room.



#### Downstairs WC

Fitted with a two piece suite comprising a ceramic wash hand basin with vanity cupboard below, concealed cistern low level w.c, attractive glazed splash-backs to the walls, Amtico wood-effect flooring, single glazed obscured panelled window to the side elevation and built-in cupboard with shelving.

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. Fletcher & Company 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.

### Sitting Room

15'0 into bay reducing to 12'5 x 12'2 into recess (4.57m into bay reducing to 3.78m x 3.71m into rece)

Period cast-iron open fireplace with brass detailing, tiled inserts, period tiled hearth and detailed wooden surround, coving to ceiling, stripped wooden floorboards, central heating radiator and wood unit single glazed bay window to the front elevation.



### Lounge

15'2 x 12'4 (4.62m x 3.76m)

Feature fireplace with inset coal-effect gas fire with cast iron surround and slate hearth, wooden floorboards, central heating radiator, coving to ceiling with ceiling rose and double glazed glass panelled doorway with matching double glazed side panelled windows giving access through to the rear garden.



### Dining Room

11'1 x 10'11 into recess (3.38m x 3.33m into recess)

Feature fireplace with detailed wood surround and housing a gas coal-effect stove style burner standing on a slate hearth, wood effect flooring, white column radiator, wood unit double glazed sash window to the side elevation, traditional-style built-in storage cupboards and panelled door giving access through to the kitchen



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. Fletcher & Company 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.

## Beautifully Appointed Kitchen

13'3 x 11'2 (4.04m x 3.40m)

Fitted with a bespoke kitchen with polished wood handles and casings including wall, base and drawer units, plate rack and wine rack, granite work surfaces and splash-backs, white ceramic sink drainer unit with mixer tap, Rangemaster dual-fuel cooker with five ring gas hob and electric oven (available by separate negotiations), built-in storage cupboards, UPVC double glazed to the rear elevation and UPVC double glazed door to the side giving access through to the rear garden.



## FIRST FLOOR

### Landing

Coving to ceiling, smoke alarm and panelled doors giving access through to all four bedrooms and bathroom.



### Master Bedroom

15'2 x 12'2 (4.62m x 3.71m )

Period cast-iron fireplace with glazed tiled hearth, central heating radiator, coving to ceiling with ceiling rose, UPVC double glazed window to the rear elevation and panelled door giving access through to a Jack and Jill family bathroom



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. Fletcher & Company 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.



## Bedroom Two

12'6" x 12'4" into recess (3.81m x 3.76m into recess)

Period cast-iron fireplace with glazed tiled inset and hearth, central heating radiator, coving to ceiling and single glazed window to the front elevation.



## Bedroom Three

10'4" into wardrobe depth x 8'0" (3.16m into wardrobe depth x 2.44m)

Fitted with built-in wardrobes with cupboards above, shower cubicle. central heating radiator and single glazed window to the front elevation.



## Bedroom Four

7'8" x 6'4" (2.34m x 1.93m)

Central heating radiator and single glazed window to the side elevation.

## Beautiful Period Style Bathroom

11'5 x 10'11 (3.48m x 3.33m)

Fitted with a period style four piece suite comprising; roll-top bath with Victorian-style mixer attachment, pedestal wash hand basin, low level w.c., and walk-in double shower cubicle with glazed panel and recessed Aqualisa shower controls, extractor fan, period-style cast-iron fireplace with hearth, traditional-style storage cupboards, wood-grain finish laminate flooring, column radiator, UPVC double glazed window and useful laundry cupboard with shelving.



## OUTSIDE

### Frontage

To the front of the property, there is a small foregarden with stone walled boundary, planting beds, blue slate channels and decorative wrought iron railings and gate, which leads through to a pathway to the storm porch. A timber gate gives access to the rear garden.

### Enclosed Rear Garden

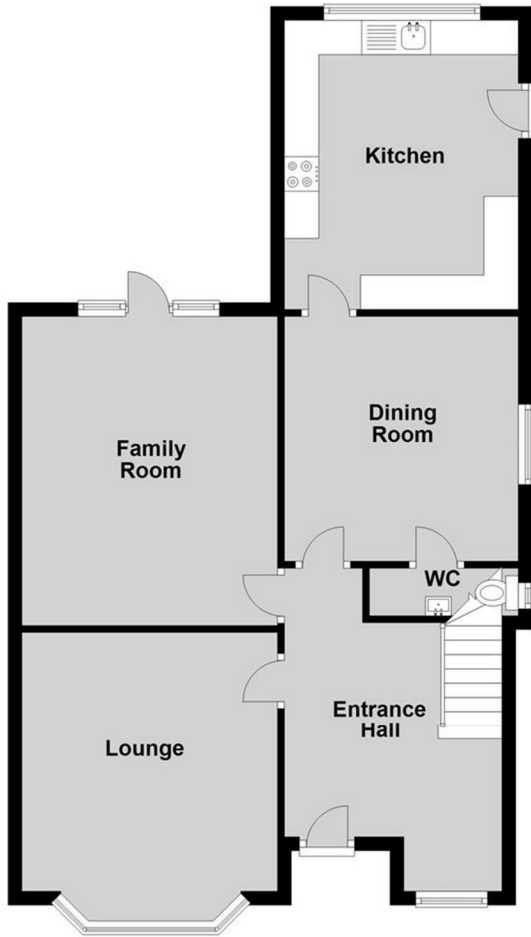
The enclosed garden has a south-westerley aspect with generous lawn, paved seating areas, shed, summerhouse, planting borders and a fence panelled boundary.

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. Fletcher & Company 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.

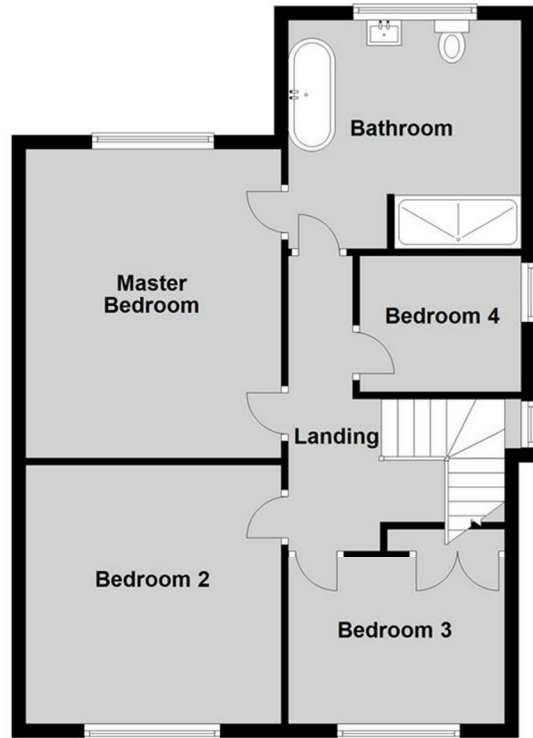


These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.

**Ground Floor**  
Approx. 73.0 sq. metres (785.7 sq. feet)




**First Floor**  
Approx. 65.8 sq. metres (708.4 sq. feet)




Total area: approx. 138.8 sq. metres (1494.1 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>57</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>44</b>	<b>68</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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. Fletcher & Company 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.