

Middleton Avenue, Littleover, Derby
Price £369,950



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Situated within the renowned Wren Park primary and Littleover Community secondary school catchments, close to Littleover village centre with its array of shops and amenities is this delightful thoughtfully extended detached character family home occupying a substantial mature west facing plot and is located at this highly aspirational address. A full inspection will reveal a well cared for, tastefully decorated property benefiting from gas central heating together with UPVC double glazing. In brief; wide reception hall, charming sitting room, separate bay fronted dining room, breakfast kitchen, utility room, guest's cloakroom / wc. On the first floor a landing leads to four bedrooms and family bathroom. Outside is off road car parking leading to an integral brick garage together with established well stocked gardens to front and rear. SOLD WITH NO UPWARD CHAIN.

Reception Hall



Having composite and opaque double glazed regency style entrance door, UPVC opaque double glazed window to front aspect, laminated wood effect floor, BT connection point, understairs storage cupboard, radiator, picture rail and dog legged staircase to first floor.



Sitting Room 15' x 13'6 (4.57m x 4.11m)



The focal point of the room being the period style fire surround with marble hearth and matching back plate, recessed coal effect living flame fire, radiator, two wall light points, television and media connection points, UPVC double glazed window to side aspect and UPVC double glazed window to front aspect.



Dining Room 14'2 x 12'6 into bay (4.32m x 3.81m into bay)



Having television connection point, radiator, picture rail, UPVC double glazed window to side aspect and UPVC double glazed bay window with french doors giving views and access over the private west facing landscaped rear garden.



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Breakfast Kitchen 16' x 10'2 (4.88m x 3.10m)



Having a range of fitted wall, base and drawer units with granite effect laminated rolled edge working surfaces, inset four burner gas hob with electric fan assisted oven and grill, built in microwave, integrated dish washer, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, television connection point, extraction fan concealed by ornate cowl, coving to ceiling, UPVC double glazed window to rear aspect and timber and glazed internal door leading to;-



Utility Room 16'3 x 8'2 reducing to 4'3 (4.95m x 2.49m reducing to 1.30m)



'L' shaped and having built in base cupboards with laminated working surfaces, space and plumbing for automatic washing machine, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, access to pitched roof space, wall mounted gas boiler providing domestic hot water and gas central heating, UPVC double glazed window to rear aspect and UPVC opaque double glazed door to rear garden.

Guest Cloak Room/WC



Having two piece suite comprising; low flush wc and wall mounted wash hand basin with tiled splash backs, ceramic tiled floor, radiator and UPVC opaque double glazed window to front aspect.

First Floor Landing

With access to roof space.

Bedroom One 13'5 x 10'8 (4.09m x 3.25m)



Having television connection point, two wall light points, radiator and UPVC double glazed window to front aspect.



Bedroom Two 14' x 10'8 (4.27m x 3.25m)



Currently used as a study/hobby room and having a radiator, UPVC double glazed window to side aspect and UPVC double glazed window to rear aspect offering delightful views over the garden.

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Bedroom Three 9'8 x 8'9 (2.95m x 2.67m)



Having radiator and UPVC double glazed window to front aspect.

Bedroom Four 9'10 x 8'7 (3.00m x 2.62m)



Having radiator and UPVC double glazed window to rear aspect.

Family Bathroom 11'10 x 5'7 (3.61m x 1.70m)



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath

with Triton electric shower over, complimentary ceramic tiled splash backs, glass shower screen, chrome heated towel rail, wall mounted extractor fan, airing cupboard and UPVC opaque double glazed window to both front and rear aspects.

Outside

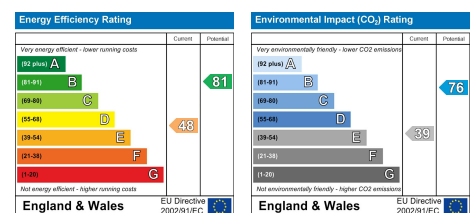


The property occupies a substantial mature landscaped plot in this highly aspirational locality, situated within both the Wren Park and Littleover Community School catchment areas, as well as being in easy walking distance of the village centre. To the front is a brick boundary wall with deep filled mature shrubbed border with a block paved drive and pathway giving car standing space for two cars and leading to the integral brick garage, measuring internally 16'2 x 7'9, having twin glazed wooden doors and supplied with power and light. To the side of the property twin wooden access gates leads to a pathway which in turn leads to the private mature landscaped west facing rear garden, enclosed by close panel fencing, laid to a shaped lawn with full width patio area, pathway, separate sun terrace, deep

filled mature shrubbed borders, cold water tap, garden lighting and brick built store measuring internally 7'9 x 5'6.

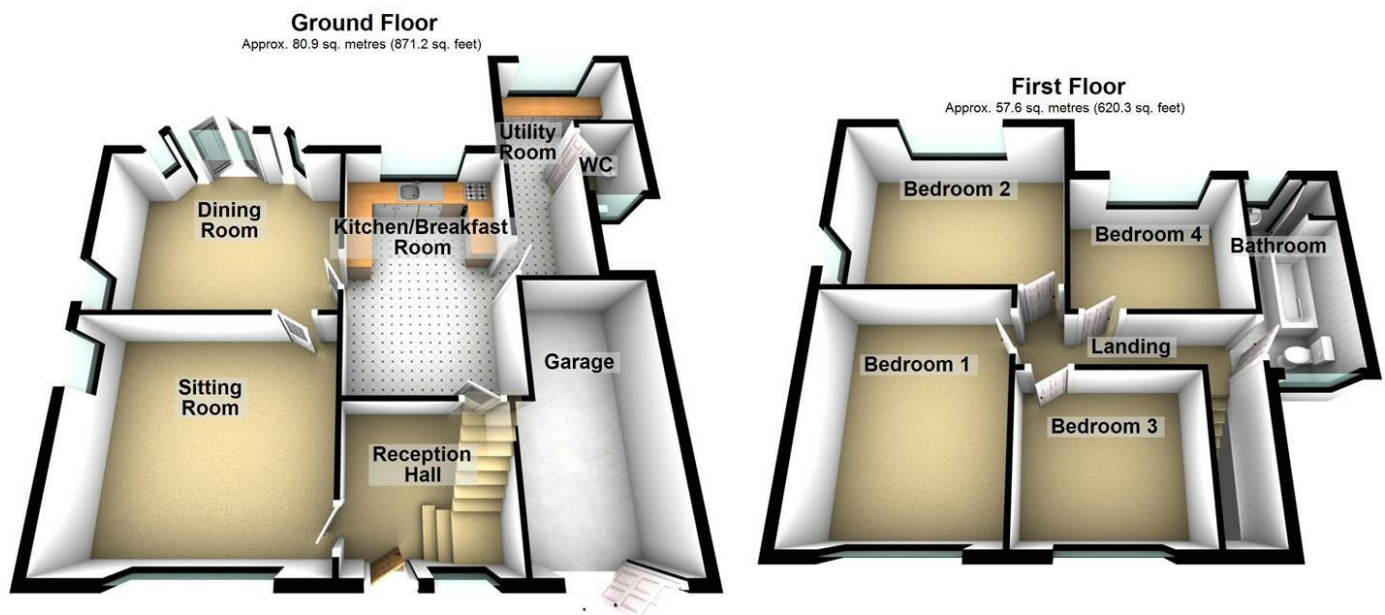
Please Note

For added security purposes a burglar alarm system has been installed.



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Total area: approx. 138.6 sq. metres (1491.5 sq. feet)

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