

# Haven Baulk Avenue

Littleover, Derby, DE23 4BJ



Located on the outskirts of Littleover, this detached property offers spacious accommodation as well as off street parking and a detached single garage, with excellent transport links giving easy access to the A38, A50 and into Derby city centre.

£270,000

John German

Set back from the road with driveway and front garden hosting a variety of plants and shrubs, this attractive chalet style property boasts spacious accommodation and is well located for transport links and access into Derby city centre, also being within the catchment of Littleover Community secondary school.

The driveway leads to the side entrance door, opening into the hallway with stairs rising to the first floor and access to the downstairs rooms. The cloakroom is well presented, hosting a low level wc and hand wash basin, with a double glazed window to the side aspect.

Opposite, access is given to the third bedroom which is currently utilised as a study/home office, being a good size single with double glazed window to the front of the property. Continuing through, a sliding door leads into the spacious lounge, having engineered maple flooring, a feature fireplace with surround and a large double glazed window to the front aspect with views of the front garden. At the other end of the room, a door opens in to the well-proportioned dining room, having carpeted flooring, ideal for use as a formal dining area or another reception room. From here, a sliding patio door giving access out into the rear garden.

The kitchen is an impressive space, hosting a range of both eye level and base units with work surfaces over, Smeg Opera range cooker, gas hob and two electric ovens hob with stainless steel splashback and overhead extractor hood, integrated sink and drainer unit with mixer tap and a double glazed window to the rear. There is also additional under counter appliance space and two useful cupboards, one of which has plumbing and is currently used to house the washing machine. An external door gives access out to the rear garden.

Heading upstairs, there is a skylight overhead, creating a bright and spacious feel, with the landing giving access to bedrooms one and two, as well as the bathroom. Bedroom two is a generous double, with ample floorspace for additional furniture/wardrobes, there is also a double glazed window and

doors giving access to the eaves storage, as shown on the floorplan. Alternatively, should the third bedroom be required, there is space beneath the stairs which can be utilised as an office area.

The master bedroom is also a very impressive double, again having eaves storage as well as the additional benefit of double doors opening to reveal a walk in wardrobe, providing a fantastic amount of storage. A double glazed window gives views of the rear garden.

Completing the upstairs accommodation is the extended family bathroom, with two double glazed windows and smartly appointed with a suite comprising of low level dual flush WC, panelled bath with shower over and tiled surrounds, pedestal hand wash basin with mixer tap and heated towel rail.

Outside, the rear garden combines patio area, lawn and plant beds, being of a generous size it offers a great amount of outdoor space to accompany this excellent property.

The detached garage has a door giving access from the side, with additional up and over garage door to the front.

Viewing is strongly advised to appreciate the scope of the accommodation on offer within this attractive and spacious detached property.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/08122020

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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