



20 Richmond Avenue
Littleover
Derby
DE23 1DL

£235,000

- Providing comfortable accommodation
- Cul-de-sac location
- Gas central heating and double glazing
- Vacant possession
- Entrance hall
- Lounge with feature fireplace
- Recently added conservatory
- Well appointed fitted kitchen
- Two generous double bedrooms
- Shower room

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Occupying a pleasant cul-de-sac position within the highly favoured location in Littleover is this well presented skilfully extended two bedroom detached bungalow, enjoying the benefits of central heating and double glazing and being available with immediate vacant possession.

The property offers entrance hall, lounge with feature fireplace, extended recently added conservatory, fitted kitchen, two generous double bedrooms and a modern shower room.

Outside is a most pleasant carefully considered landscaped garden with two patios ideal for alfresco dining, raised lawns with well stocked flowering herbaceous borders and shrubs and timber garden shed. To front there is a neat garden and ample off road parking.

The sale provides a very genuine opportunity for a discerning couple to acquire this pleasant bungalow in a peaceful cul-de-sac and therefore a viewing is strongly recommended.

LOCATION

The property's location provides ease of access to a nearby range of shops with further facilities in Littleover village centre including shops, supermarket, eateries, butchers, petrol station and regular bus services to Derby and Burton. The property is in close proximity of the ring road and Derby city centre.

ACCOMMODATION

L-SHAPED ENTRANCE HALL

Radiator in decorative cover, decorative coving, access to loft space.

LOUNGE

15'6" x 11'0" into recess

Adams style feature fireplace with marble insert and hearth incorporating gas fire, wall light points, telephone and TV points, decorative coving, radiator, French doors with glazed side screen providing access to:





RECENTLY ADDED EXTENDED CONSERVATORY

12'8" x 10'3"

Brick base upvc double glazed frame construction with views over the garden, radiator, serving hatch to kitchen and French door providing access to the garden.

BREAKFAST KITCHEN

13'8" x 8'11"

Having 1½ bowl inset sink unit, base cupboard under, drawers, range of base cupboards with work surfaces over, decorative tiled surrounds, complementary wall mounted cupboards, glazed china display cupboards, serving hatch to conservatory, radiator, breakfast bar, gas cooker point with extractor hood over, plumbing for automatic washing machine, laminate flooring, door to the rear off.

DOUBLE BEDROOM ONE

16'0" into bay x 11'0"

Radiator, decorative coving, built in full range of wardrobes with matching dressing table, upvc double glazed cant bay window.

DOUBLE BEDROOM TWO

9'7" x 8'11"

Decorative coving, radiator, upvc double glazed and leaded window to front.

WELL-APPOINTED SHOWER ROOM

7'5" x 5'6"

White suite comprising, walk-in open shower, vanity wash hand basin, low level w.c., fully tiled to wall and flooring, radiator, recessed spotlighting and extractor fan, upvc double glazed window to side.

OUTSIDE & GARDENS

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There is an easy to manage private garden extending to two patios, shaped lawns with raised borders and flowering beds.

TIMBER SUMMERHOUSE & SHED

Included in the sale.

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There is a neatly kept foregarden with ample off road parking.

COUNCIL TAX BAND

Derby City Council - Band C

DIRECTIONAL NOTE

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From Derby proceed via the main Burton Road, travelling through the centre of Littleover taking the turning right into Old Hall

Avenue. Follow the road around which then becomes The Hollow and then becomes Blagreaves Lane, take the turning left into Wilson Avenue and first right into Highfield Road and first left into Merryvale and right again into Richmond Avenue. The property is situated on the right hand side.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).



20 Richmond Avenue, Littleover, DE23 1DL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ASHBOURNE
 8 Market Place
 Ashbourne
 Derbyshire
 DE6 1ES
 T: 01335 345460
 E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194
 E: burton@scargillmann.co.uk

DERBY
 4 St James's Street
 Derby
 DE1 1RL
 T: 01332 207720
 E: enquiries@scargillmann.co.uk

MATLOCK
 3 Parkside
 Olde Englishe Road, Off Dale Road
 Matlock
 DE4 3SX
 T: 01629 584591
 E: matlock@scargillmann.co.uk

DERBY LETTINGS
 4 St James's Street
 Derby
 DE1 1RL
 T: 01332 206620
 E: lettings@scargillmann.co.uk

www.scargillmann.co.uk