

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

26 South Avenue
Littleover, Derby, DE23 6BA



Beautiful extended four bedroom Edwardian detached residence occupying a fabulous location close to the heart of Littleover Village centre

- Much original character throughout • Double glazing and gas central heating • Impressive entrance hall with Minton style flooring • Guest cloakroom • Lounge and separate sitting room • Fabulous open plan dining kitchen with garden room off • Four bedrooms, period style bathroom and separate shower room to first floor • Driveway and garage • Impressive south facing rear garden
- **VIEWING ESSENTIAL** •

Offers over £450,000



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GENERAL INFORMATION

This is a rare opportunity to acquire a fine Edwardian detached residence of much charm and character occupying a highly sought after location on South Avenue in the heart of Littleover Village centre. The property requires an internal inspection to fully appreciate the wealth of character on offer and much original detail throughout. The property has double glazing and gas centrally heating.

Internally the property comprises, impressive entrance hall with Minton style flooring, guest cloakroom, lounge and separate sitting room both with feature fireplaces, large open plan dining kitchen with contemporary style garden room off. The spacious semi-galleried landing to first floor leads to four good sized bedrooms, period style bathroom and a separate shower room.

Outside, the property occupies a well established elevated plot on South Avenue and set back behind a mature foregarden, driveway and attached garage. To the rear of the property is a completely private extremely well stocked garden with screening trees, hedging, well stocked borders, lawn and patio area off the garden room. The rear garden enjoys a south facing aspect.

LOCATION

The property is a short walk from an excellent range of amenities in Littleover Village centre including supermarket, petrol station, bakery, butcher, hairdressers, café and restaurants. There is a regular bus service along Burton Road to Derby City centre and Burton upon Trent. The property is in the catchment area for Littleover Community School and other state and private schooling is within easy reach.

ACCOMMODATION

ON THE GROUND FLOOR

Panel and stained glass entrance door providing access to:

MOST IMPRESSIVE L-SHAPED ENTRANCE HALL

With beautiful Minton tiled flooring, radiator, decorative coving, panel staircase to first floor with useful understairs storage cupboard, upvc double glazed and leaded window to front, stripped panel door to:

GUEST CLOAKROOM

Comprising, low flush w.c., vanity unit with wash hand basin, radiator, upvc double glazed and partially leaded window to side.

SITTING ROOM 5.2m into bay x 4.51m (17'1" into bay x 14'10")

Upvc double glazed cant bay window to front with leaded quarter lights, pleasant open outlook over greenery and trees, feature fireplace with polished wooden surround, tiled hearth interior with living flame fitted gas fire, radiator, telephone point, decorative coving and centre rose.

LOUNGE 4.61m x 4.19m max (15'1" x 13'9" max)

Upvc double glazed bow bay window with leaded quarter lights to side, recess adjacent to chimney breast featuring large polished wooden display mantle, tiled hearth and interior, living flame fitted gas fire, excellent range of fitted storage cupboards with display shelving, stripped wooden floorboards, decorative coving, upvc double glazed french doors with leaded quarter lights to rear garden.

LARGE EXTENDED DINING KITCHEN 5.28m x 3.56m plus 2.25m x 2.03m (17'4" x 11'8" plus 7'5" x 6'8")

Solid oak preparation surface having tiled surround, inset twin stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, china display shelving, integrated appliances including dishwasher, washing machine, tumble dryer, inset five plate Neff induction hob with built in double oven and grill under, extractor hood over, space suitable for fridge freezer, feature tiled flooring with under floor heating, upvc double glazed partially leaded windows to side and



rear, matching door, fitted cupboards to chimney breast recess with feature tiled interior incorporating gas stove, servant bells, continuation of feature tiled flooring, open access to:

GARDEN ROOM 3.15m x 2.9m (10'4" x 9'6")

A great additional to the internal accommodation with fabulous views over the mature well established garden, sealed unit double glazed oak tri-folding door to garden, continuation of tiled flooring with under floor heating, upvc double glazed partially leaded window to side.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Continuation of feature polished wooden balustrade, radiator, space for study area, upvc double glazed and leaded window to front, panel door to:

BEDROOM ONE 4.53m x 4.34m (14'10" x 14'3")

Radiator, feature cast iron fire surround, range of fitted wardrobes, upvc double glazed and leaded window to front and side.

BEDROOM TWO 4.59m x 3.35m (15'1" x 11'0")

Feature cast iron fire surround with original tiled hearth, radiator, upvc double glazed partially leaded window to rear offering attractive views over the garden and mature trees beyond.

BEDROOM THREE 3.59m x 2.84m (11'9" x 9'4")

Radiator, decorative coving, upvc double glazed partially leaded window to rear.

BEDROOM FOUR 3.57m x 2.85m (11'9" x 9'4")

Feature cast iron fire surround with original tiled hearth, radiator, decorative coving, upvc double glazed partially leaded window to rear offering attractive views over the garden and mature trees beyond.

PERIOD STYLE BATHROOM 2.69m x 1.78m (8'10" x 5'10")

Half-wood panelling to walls, low flush w.c., pedestal wash hand

basin, panel bath, tiled surround, period style radiator, access to loft space, upvc double glazed partially leaded window to side.

WELL-APPOINTED SHOWER ROOM 1.79m x 1.51m (5'10" x 4'11")

Large double shower cubicle, chrome towel rail/radiator, recessed ceiling spotlighting, upvc double glazed partially leaded window to side.

OUTSIDE & GARDENS

The property occupies a pleasant elevated position along South Avenue set up from the road behind a well established foregarden and adjacent driveway leading to an:

ATTACHED GARAGE

With power, lighting and twin doors.

To the rear of the property is a beautiful well established south facing garden featuring extensive lawn with stone edged stocked herbaceous borders containing plants, shrubs and trees. The garden offers a high degree of privacy which offers an excellent compliment to this sale.

COUNCIL TAX BAND

Derby City - D.

DIRECTIONAL NOTES

The approach from Derby is to proceed out of town along on Abbey Street joining Burton Road into Littleover Village centre. Shortly before the shops turn left onto South Avenue and the property will be located on the right hand side as denoted by our 'for sale' board.

VIEWING

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



Ground Floor

First Floor



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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



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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