



64 Elms Avenue
Littleover
Derby
DE23 6FD

Offers Over
£365,000

- Ideal Family Home
- Upvc double glazing and GCH
- Spacious and versatile accommodation
- Good sized plot with ample driveway and garage
- Enclosed rear garden
- Highly convenient for The Royal Derby Hospital
- Easy access to Derby city centre
- Four bedrooms and bathroom
- VIEWING RECOMMENDED

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a comprehensively extended semi-detached residence in a popular location on Elms Avenue. The property is set back from the road behind a lawn foregarden with adjacent driveway providing ample off road parking leading to the large single garage. The rear garden has a block paved patio with lawn and enclosed by fencing.

Internally the property benefits from upvc double glazing and gas central heating with porch, entrance hall, guest cloakroom, wet-room/shower room, lounge, sitting room and further reception room, extended kitchen to the ground floor. The first floor leads to three bedrooms and a well appointed bathroom. The second floor features a fourth bedroom.

LOCATION

The property's location gives easy walking access to the nearby Royal Derby Hospital as well as excellent schooling at all levels, easy access to Derby city centre and a complete range of services as well as nearby road networks including the A38 and A52.

ACCOMMODATION - ON THE GROUND FLOOR

Upvc double glazed stained glass entrance door with sidelights gives access to:

PORCH

Panel and leaded glazed door to:

ENTRANCE HALL

Radiator, telephone point, staircase to first floor, decorative coving with centre rose, upvc double glazed stained glass window to side, door to:





GUEST CLOAKROOM

Low flush w.c., wash hand basin, tiled surrounds, double glazed window to side.

LOUNGE

3.61m x 3.44m (11'10" x 11'3")

Feature fireplace with decorative polished surround, raised hearth and interior with living flame fitted gas fire, radiator, decorative coving with centre rose, upvc double glazed box bay window to front, panel and leaded glazed french doors to:

SITTING ROOM

3.84m x 3.12m (12'7" x 10'2")

Radiator, decorative coving with centre rose, panel and decorative glazed french doors to:

REAR RECEPTION ROOM

5.23m x 2.98m (17'1" x 9'9")

Radiator, recessed ceiling spotlighting, decorative coving, upvc double glazed french doors to garden.

EXTENDED KITCHEN

6.82m x 2.18m (22'4" x 7'1")

Granite preparation surfaces, tiled surrounds, inset stainless steel sink unit, fitted base cupboard and drawers, complementary wall mounted cupboards, space suitable for gas Range cooker, fridge, freezer, tumble dryer and washing machine, wall mounted gas fired boiler, chrome towel rail/radiator, recessed ceiling spotlighting, two upvc double glazed windows to side with matching door, internal panel door to:



WETROOM

Fully tiled with a white suite comprising, low flush w.c., vanity unit wash hand basin, drawers under, integrated shower, recessed spotlighting, upvc double glazed window to rear.

ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Staircase leading to the second floor, decorative coving, upvc double glazed window to side, door to:

BEDROOM ONE

3.47m x 2.93m (11'4" x 9'7")

Fitted wardrobes, bedside cabinets, over-head storage, display alcove, radiator, decorative coving, upvc double glazed box bay window to front.

BEDROOM TWO

3.83m x 3.13m (12'6" x 10'3")

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

BEDROOM THREE

2.76m x 2.51m (9'0" x 8'2")

Radiator, upvc double glazed window to rear.

WELL-APPOINTED BATHROOM

2.29m x 2.02m (7'6" x 6'7")

Fully tiled with a white suite comprising, low flush w.c., vanity unit wash hand basin, panel bath with shower over, chrome towel rail/radiator, extractor fan, recessed ceiling spotlighting, upvc double glazed window to front.



ON THE SECOND FLOOR - SMALL LANDING

Radiator, storage space to eaves, velux window to rear, panel door to:

BEDROOM FOUR

4.7m x 3.74m restricted headroom (15'5" x 12'3" restricted headroom)

Radiator, two velux windows to rear.

OUTSIDE & GARDENS

To the front is a lawned garden with adjacent driveway to the side of the property providing ample off road parking with access to the:

LARGE SINGLE GARAGE

To the rear is a low maintenance block paved patio giving way to a small lawn enclosed by fencing.

COUNCIL TAX BAND

Derby City - C

DIRECTIONAL NOTE

From Derby proceed south along Uttoxeter Road passing by The Royal Derby Hospital before turning left into Kings Drive and second right into Elms Avenue. The property will be located on the left hand side.

VIEWING

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

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