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17 Horwood Avenue  
Off Burton Road  
Derby  
DE23 6NX

Price  
£550,000

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- Excellent potential for an extension (sub to planning consent)
- Extensive mature garden (third of an acre plot)
- Spacious living accommodation
- Littleover School catchment
- Close to city centre and The Royal Derby Hospital
- Formal Lounge and separate Dining Room
- Conservatory and separate Study
- Fitted Kitchen, Utility Room and Cellar
- Three double bedrooms and bathroom
- VIEWING ESSENTIAL

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A traditionally styled detached residence offering superb accommodation with the benefit of gas central heating and double glazing enjoying a peaceful, sought after and favoured mature locality within Littleover School Catchment, with easy access of the Royal Derby Hospital and a short walk to Littleover shops.

The property boasts a third of an acre landscaped garden providing an excellent opportunity for further development and extension if required to make it an outstanding detached residence (subject to necessary planning consents).

The property itself has been well maintained and upgraded by its current occupier and provides comfortable accommodation with the benefit of an enclosed porch, spacious reception hallway with magnificent original wooden flooring, a large lounge with marble open fireplace, formal dining room with 1930s style fireplace with coal effect gas fire and direct access to a large modern conservatory. The kitchen has been upgraded and provides integrated appliances of oven and hob, original storage cupboards and a large walk-in pantry leading to a cellar. A rear utility room provides access to a cloakroom and separate study over-looking the garden.

From the hall, an impressive staircase leads to a large landing, from which access is gained to three double bedrooms, walk-in storage room, separate w.c. and a full period bathroom with original glazed tiling. The loft is accessed through a hatch and provides exceptional potential for a third floor.

Outside is a magnificent garden extending to a third of an acre. It was professionally landscaped and maintained by a previous owner and has an abundance of specimen plants and shrubs, two ornamental feature ponds, a greenhouse, vegetable beds, and fruit trees – a gardener's delight. The house is set back from the road by a large front garden with driveway giving access to a garage.

## PLEASE NOTE

There is excellent opportunity for an extension and further development (subject to the necessary planning consents).

## LOCATION

Situated within Littleover School catchment. The property's location boasts fast access to Derby city centre, The Royal Derby Hospital, Derby ring road and comprehensive shopping facilities in Littleover.





#### ACCOMMODATION - ON THE GROUND FLOOR

##### ENCLOSED PORCH

Tiled flooring, original entrance door with stained glass window leading to:

##### SPACIOUS RECEPTION HALL

5.2m x 3.71m (17'0" x 12'2")

Original wood flooring and matching staircase and rail, stained glass windows.

##### LOUNGE

6.1m x 4.17m (20'0" x 13'8")

Marble feature fireplace with open fire, large bay window, radiator, decorative coving.

##### DINING ROOM

4.73m x 4.25m (15'6" x 13'11")

Magnificent fireplace with decorative cast iron insert, tiled hearth and coal effect gas fire, dual aspect, radiator, patio door providing access to:

##### CONSERVATORY

4.25m x 2.6m (13'11" x 8'6")

Tiled flooring, door to the rear garden.

##### KITCHEN

3.69m x 3.69m (12'1" x 12'1")

Quarry tiled flooring, recently fitted kitchen with base and wall units. Solid walnut worktop offering inset sink unit. Glazed metro tile surrounds, inset built in oven and microwave, inset gas hob with extractor hood over, plumbing for automatic dishwasher, original floor-to-ceiling storage cupboard, boiler providing domestic hot water and servicing the central heating system, half panelling to main wall. Door to walk-in pantry providing access to:

##### CELLAR

3.2m x 1.82m (10'5" x 5'11")



##### UTILITY ROOM

2.9m x 2.1m (9'6" x 6'10")

Plumbing for automatic washing machine, tumble dryer point, wooden surfaces over, doors to study, cloakroom and rear garden.

##### GUEST CLOAKROOM

Low level w.c.

##### STUDY

3.4m x 2.4m (11'1" x 7'10")

Dual aspect, views over the garden, radiator.

##### ON THE FIRST FLOOR - LARGE PASSAGE LANDING

##### DOUBLE BEDROOM ONE

5.22m x 4.7m (17'1" x 15'5")

Dual aspect, views over front garden, two radiators.

##### DOUBLE BEDROOM TWO

4.7m x 4.2m (15'5" x 13'9")

Dual aspect, views over rear garden, two radiators, wash hand basin.

##### DOUBLE BEDROOM THREE

3.6m x 3.2m (11'9" x 10'5")

Radiator.

##### FAMILY BATHROOM

2.66m x 2.5m (8'8" x 8'2")

Panel bath, large shower cubicle, original wash hand basin with original glazed wall tiling, built in airing cupboard housing the lagged hot water cylinder and immersion heater.

##### SEPARATE W.C.

Low level w.c., half-glazed original wall tiling.



##### STORAGE ROOM

2.64m x 1.04m (8'7" x 3'4")

##### OUTSIDE & GARDENS

There is a magnificent garden with crazy-paved patios, extensive lawned areas two ornamental feature ponds and an abundance of mature specimen plants and shrubs and a wide variety of mature fruit trees - a gardener's delight.

Off road parking leading to:

##### GARAGE

4.5m x 4.3m (14'9" x 14'1")

Power, lighting, water.

##### COUNCIL TAX BAND

Derby City - F.

##### DIRECTIONAL NOTE

From Derby proceed via the main Burton Road travelling towards Littleover. Prior to the traffic lights of the ring road, take the turning left into Horwood Avenue. The property will be situated on the left hand side as denoted by our 'for sale' board.

##### VIEWING

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

BASEMENT

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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