

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

22 Uplands Avenue Littleover, Derby, DE23 1GE



Superbly positioned traditional three bedroom detached residence occupying a fabulous garden plot in a quiet cul-de-sac location in Littleover

- Traditional detached family home • Quiet cul-de-sac location • Close to Ridgeway Infant, Gayton Junior and St George's Catholic Primary Schools • Double glazed and gas central heating • Entrance hall • Living room with feature fireplace • Open plan dining kitchen • Conservatory • Three bedrooms and bathroom to first floor • Beautiful well established garden with vegetable and fruit plot • Driveway with garage and workshop to rear
- **VIEWING ESSENTIAL** •

Price £279,950



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GENERAL INFORMATION

A superb opportunity to acquire a traditional three bedroom detached residence occupying a popular and convenient location in Littleover. The property is set back behind a low maintenance foregarden with adjacent driveway and large garage with workshop to rear. There is a beautiful manicured and well stocked garden to the rear of the property which must be seen to be fully appreciated.

Internally the property is double glazed and gas centrally heated and comprises, entrance hall, living room with feature fireplace, open plan dining kitchen and conservatory with pleasant views over the garden. The first floor landing leads to three bedrooms and a family bathroom.

LOCATION

The property's location is superbly located close to an excellent range of amenities in Littleover. The property lies adjacent to Ridgeway Infant School, Gayton Junior School and St George's Catholic Primary School is nearby. A nearby footpath leads to the beautiful Sunnydale Park. Derby City centre is easily accessible as well as the Royal Derby Hospital and other amenities.

ACCOMMODATION

ON THE GROUND FLOOR

Upvc double glazed leaded entrance door providing access to:

ENTRANCE HALL

Radiator, door to useful understairs storage cupboard, bespoke book shelf, upvc double glazed window to side and multi paned door to:

LIVING ROOM 4.9m x 3.37m (16'1" x 11'1")

Feature fireplace incorporating decorative wooden surround with matching display mantel, marble hearth interior with living flame fitted gas fire, two radiators, decorative coving, wall light points, upvc double glazed window to side and front.

OPEN PLAN DINING KITCHEN 5.92m x 2.76m (19'5" x 9'1")

Comprising:

GOOD SIZED DINING AREA

With radiator, upvc double glazed window overlooking impressive well established garden.

KITCHEN AREA

Having U-shaped granite effect preparation surface having tiled surrounds, inset 1¼ sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, space suitable for fridge, freezer, gas cooker and washing machine, upvc double glazed windows to rear, glazed door to:

CONSERVATORY 3.64m x 3.5m (11'11" x 11'6")

Brick base upvc double glazed framed construction with pleasant views over garden and access via french door.

ON THE FIRST FLOOR



SEMI-GALLERIED LANDING

Access to fully insulated and boarded loft space, upvc double glazed window to side.

BEDROOM ONE 3.74m x 3.42m (12'3" x 11'3")

Radiator, upvc double glazed window to side and rear.

BEDROOM TWO 3.98m x 3.42m into wardrobe (13'1" x 11'3" into wardrobe)

Radiator, fitted wardrobe, upvc double glazed window to front.

BEDROOM THREE 2.45m x 2.41m (8'0" x 7'11")

Radiator, upvc double glazed window to front.

BATHROOM 2.74m x 2.43m (9'0" x 8'0")

Partly tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, panel bath with electric shower over, airing cupboard, heated chrome towel rail/radiator, upvc double glazed window to rear.

OUTSIDE & GARDENS

The property occupies a very pleasant location at the end of Uplands Avenue adjacent to Ridgeway Infant School. It occupies a very well established plot ideal for the keen gardener. The property is set back from the road behind neat hedging, brick walling incorporating low maintenance foregarden leading to:

ATTACHED LARGE GARAGE

With power, lighting. Leading to:

WORKSHOP TO REAR

To the rear of the property is a stunning garden featuring raised patio area off the conservatory. Well-manicured shaped lawn with a wealth of extremely well stocked herbaceous borders/flowerbeds containing flowering plants, shrubs and trees. There is a further vegetable and fruit plot to the foot of the garden which is retained by close lapped timber fencing.

COUNCIL TAX BAND

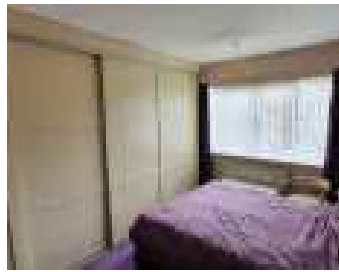
Derby City - C.

DIRECTIONAL NOTE

From Derby proceed out of town along Burton Road through Littleover village before turning left onto Old Hall Road which becomes The Hollow and then becomes Blagreaves Lane. Eventually turn left into Kegworth Avenue, left again into Melton Avenue then right into Uplands Avenue, a short road that becomes a cul-de-sac. The property is located at the end on the right hand side, denoted by our 'for sale' board.

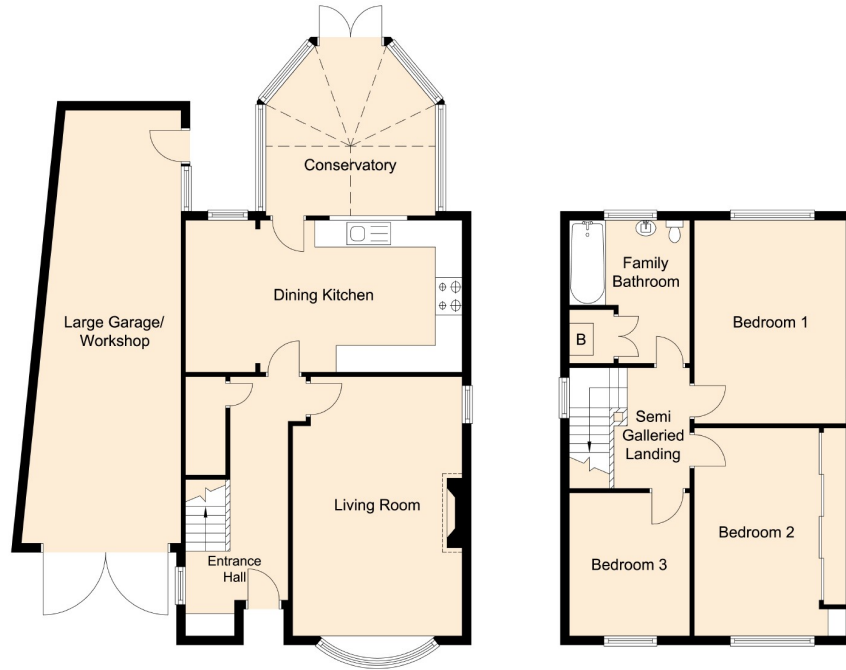
VIEWING

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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