

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 20 Richmond Avenue Littleover, Derby, DE23 1DL



### **Superbly presented two bedroom detached bungalow with attractive rear garden and off road parking to front, in a pleasant cul-de-sac location**

- Superbly presented detached bungalow • 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 • Attractive garden and off road parking
- **VIEWING RECOMMENDED** •

**Price £235,000 - Vacant Possession**



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## 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 4.72m x 3.35m into recess (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 3.85m x 3.13m (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 4.17m x 2.73m (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 4.87m into bay x 3.35m (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 2.92m x 2.73m (9'7" x 8'11")**

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

**WELL-APPOINTED SHOWER ROOM 2.27m x 1.67m (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**

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.

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

**COUNCIL TAX BAND**

Derby City Council - Band C

**DIRECTIONAL NOTE**

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**

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





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Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of all doors, windows, rooms and any other items are approximate and are not intended to be used for any legal, estate or other purposes. The plan is for guidance only and should be used in conjunction with the purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		1	1
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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