SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

20 Richmond Avenue

Littleover, Derby, DE23 IDL



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



4 ST. JAMES'S STREET, DERBY DEI IRL TELEPHONE: 01332 207720

derby@scargillmann.co.uk www.scargillmann.co.uk

ASHBOURNE BURTON UPON TRENT | DERBY | MATLOCK | TUTBURY | WIRKSWORTH







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 \times 3.35m into recess (15'6" \times 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 \times 2.73m (13'8" \times 8'11")

Having I½ 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 \times 3.35m (16'0" into bay \times 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 \times 2.73m (9'7" \times 8'11")

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

WELL-APPOINTED SHOWER ROOM 2.27m \times 1.67m (7'5" \times 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).

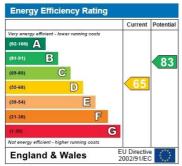


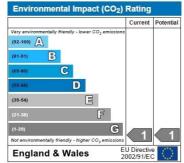






20 Richmond Avenue, Littleover, DE23 1DL





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 particular 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.

, , , , , , , , , , , , , , , , , , , ,	8
8 Market Place, Ashbourne, Derbyshire DE6 TES	Tel: 01335 345460
I Lichfield Street, Burton Upon Trent, Staffordshire DEI	4 3QZ Tel: 01283 548194
4 St. James's Street, Derby DET IRL	Tel: 01332 207720
39 Dale Road, Matlock, Derbyshire DE4 3LT	Tel: 01629 584591
6 St James's Street, Derby, DEI IRL	Tel: 01332 206620
42b Bridge Street, Tutbury, Staffordshire DEI3 9LZ	Tel: 01283 520490
37 St. John's Street, Wirksworth, Derbyshire DE4 4DS	Tel: 01629 823489

ashbourne@scargillmann.co.uk burton@scargillmann.co.uk derby@scargillmann.co.uk matlock@scargillmann.co.uk lettings@scargillmnann.co.uk tutbury@scargillmann.co.uk wirksworth@scargillmann.co.uk