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+ CO

Keats Avenue
Littleover, Derby
£1,100,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



STUNNING HOME IN PREMIER LOCATION - A most impressive, high specification extended family home, set within this prestigious location on this most attractive tree lined avenue. This most impressive five double bedroom family home offers over 2500 square feet of living accommodation that has been appointed to an exceptional standard that really has to be viewed to be fully appreciated. The property occupies a generous plot of just over a third of acre (0.35 acre), with private beautifully landscaped rear garden.

The property features: spacious reception hallway, contemporary wc, study, living with feature LED lighting, sitting room with inglenook fireplace, beautiful orangery, stunning high specification dining kitchen with dining island and a separate utility room. Upstairs the first floor landing leads to five double bedrooms and four piece family bathroom. The spacious primary bedroom and bedroom two also benefit en-suite facilities.

Outside, to the front the property offers a generous block paved driveway and front garden. The generous private enclosed landscaped rear garden is a real highlight features an extensive lawn and raised level paved patio.





The Detail

Entered through a traditional arched doorway, the entrance hall sets the tone with its wood grain effect flooring and stylish engineered oak doors and feature log burner. The ground floor offers a wealth of flexible living space, including a front-facing living room with LED lighting and a dedicated study fitted with bespoke cabinetry. A characterful sitting room features an inglenook fireplace with oak beam and leads directly into a light-filled orangery with underfloor heating, framed by leaded windows and a glass lantern roof.

The property features a superb high-specification open plan dining kitchen. Fitted with two tone units comprising soft grey panelled units, quartz work surfaces and a dining island with dark grey panel drawer units and quartz top. The kitchen comes fitted with a range of quality Neff integrated appliances including double ovens, induction hob, dishwasher, tall integrated fridge freezer and a wine cooler. The dining area offers a beautiful glass lantern and French doors open to the rear garden connecting to the rear patio. A separate utility room provides additional storage and appliance space.

Upstairs, the first floor landing leads to five well-proportioned bedrooms and a superb family bathroom with vaulted ceiling, four piece suite and underfloor heating. The stylish primary bedroom suite has built-in wardrobes and a contemporary en-suite shower room. Bedroom two also has the benefit of a contemporary en-suite shower room.

Externally, the property occupies a particularly generous and beautifully landscaped plot of approximately one-third of an acre. To the front, it offers a spacious block-paved driveway and a well-maintained front garden. A true highlight is the exceptionally generous, private, and enclosed rear garden, which has been thoughtfully landscaped and features an extensive, neatly maintained lawn, a raised Indian sandstone patio, mature hedgerow boundaries, and dedicated vegetable beds.

A tandem double garage/store is accessed via the paved patio area, and the property also benefits from a timber-framed shed and an impressive Breeze House garden room, available by separate negotiation.







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The Location

Keats Avenue is Littleover's premier residential address, set in a highly attractive location with a leafy, tree-lined approach. It is a private, non-through road, offering a peaceful cul-de-sac setting.

The property benefits from a convenient position just a short stroll from the Royal Derby Hospital and a wide range of amenities in Littleover Village Centre, including a supermarket, post office, petrol station and various retail outlets. Mickleover Village Centre, offering a first class range of local amenities, is also only a short drive away.

Nearby education options include the well-regarded Littleover Community School and Wren Park Primary School, both within this property's catchment area. Private schooling is also available nearby at Derby High School and Derby Grammar School for boys.

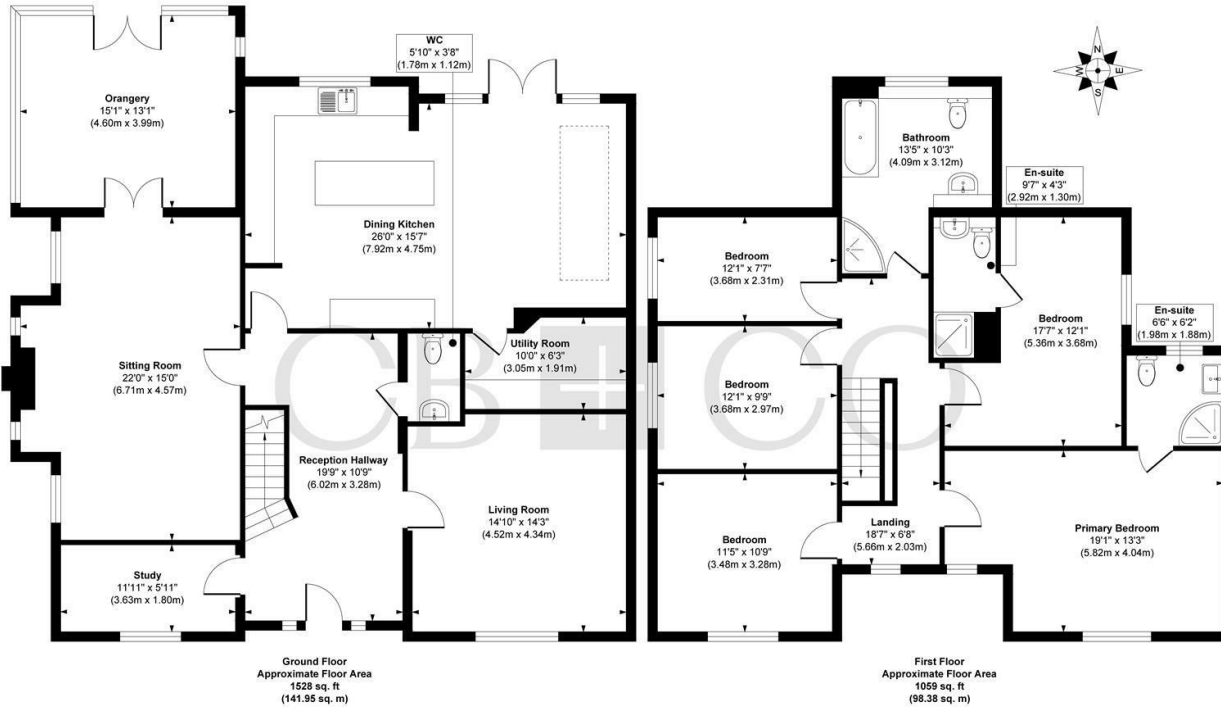
Littleover is ideally positioned for employment at major employers such as Rolls-Royce, Toyota, Derby University and the Royal Derby Hospital.







Keats Avenue, Littleover, Derby



Approx. Gross Internal Floor Area 2587 sq. ft / 240.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Stunning High Specification Detached Residence
- Premier Location - Beautiful Tree-Lined Avenue
- Over 2500 Square Feet of Living Accommodation
- Reception Hallway, Study, Living Room, Sitting Room & Orangery
- Stunning Open Plan Living Dining Kitchen, Utility Room & WC
- Five Double Bedrooms, Two En-Suites & Four Piece Bathroom Suite
- Set Back from Avenue, Generous Driveway & Tandem Garage/Store
- Generous Plot - Beautiful Landscaped Gardens of around 1/3 of an Acre
- Littleover School & Wren Park Primary School Catchment
- Close to Royal Derby Hospital & Excellent Local Amenities

Size

Approx 2587.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's Talk

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