

CURRAN
BIRDS
+ CO

Willson Avenue
Littleover, Derby
£275,000



CURRAN BIRDS + CO

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



EXTENDED BUNGALOW WITH LARGE SOUTH FACING GARDEN PLOT & EXCITING POTENTIAL - An extended detached bungalow, occupying this most impressive south facing garden plot, offering exciting potential for improvement and extension (subject to necessary planning consent being obtained) The property is situated in this ever popular mature location off Blagreaves Lane close to excellent local amenities and schooling.

This property has been presented to a neutral theme and offers potential for cosmetic updating but offers exciting potential for improvement and to personalise. The property features: entrance hallway, extended living room, well appointed kitchen, spacious primary bedroom, bedroom two and a bathroom.

Outside, the property stands on this generous plot with front garden and driveway and gated access to the extensive south facing enclosed rear garden.





The Detail

Entered via a side entrance with matching glazed panel, the property opens into an L-shaped hallway oak-effect laminate flooring extending throughout much of the interior. The hallway leads to all rooms.

The extended living room is a generous, light-filled space, featuring a wall-mounted picture-frame style electric fire and wide aluminium sliding patio doors leading directly onto the rear garden. The kitchen is well appointed and fitted with cream high-gloss units and wood block style worktops, complemented by a stainless-steel sink with mixer tap, gas cooker, and ceramic tiled floor. Dual-aspect windows and a side access door provide excellent natural light and easy access to the garden.

There are two well-proportioned bedrooms – the most spacious primary bedroom has a bay window to the front, and the second double bedroom with fitted wardrobes and shelving. The bathroom features a white three-piece suite with panelled bath, tiled walls, recessed lighting, and side window.

Externally, the property stands well back from the road with a lawned front garden and side driveway leading to gated access. The highlight is the extensive, enclosed rear garden – south-facing and predominantly laid to lawn with a paved patio and established shrubs. The plot offers superb scope for extension or landscaping, subject to planning, making this a rare opportunity within this ever popular and mature residential area.







CURRAN BIRDS + CO

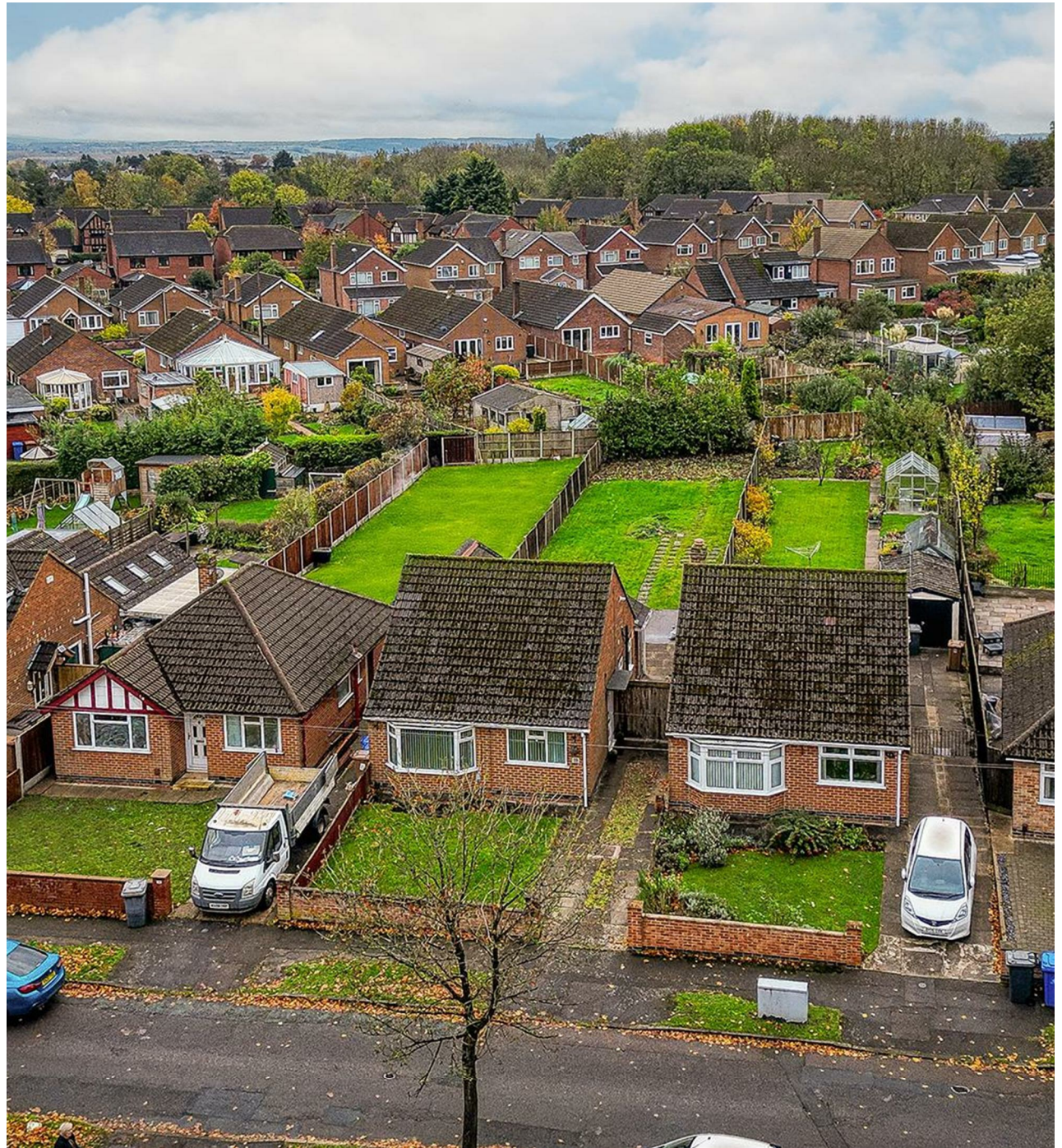
The Location

Willson Avenue is ideally situated in Littleover, a vibrant and thriving area known for its strong sense of community and excellent range of local amenities. Residents will appreciate the easy access to independent shops, cosy cafes, and a variety of nearby supermarkets, alongside a local petrol station for everyday essentials.

The area is well-connected by regular bus routes, with convenient access to major road networks, ensuring travel is straightforward and hassle-free.

The proximity to The Royal Derby Hospital offers added peace of mind, while nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature.

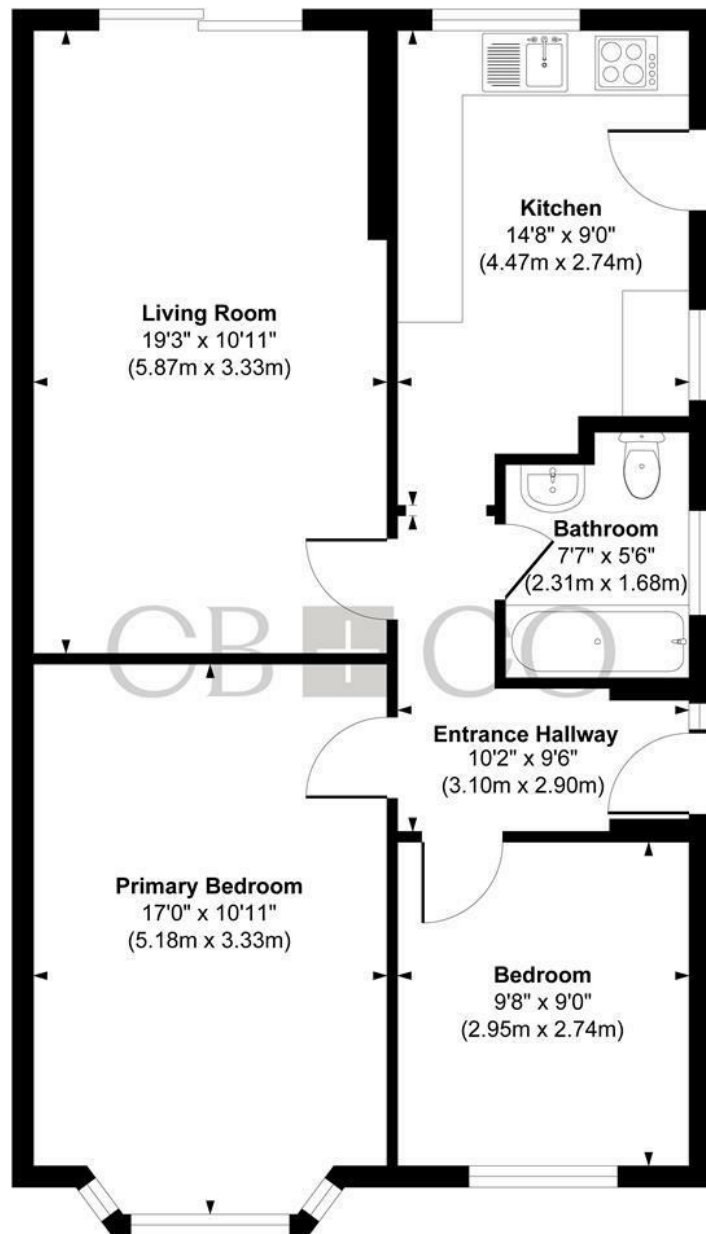
Additionally, the village atmosphere of Littleover, with its local pubs and cafes, adds to the charm, making it an ideal place to live for those seeking both convenience and a welcoming community.







Willson Avenue, Littleover, Derby



Floor Plan

Approx. Gross Internal Floor Area 720 sq. ft / 66.89sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Extended Two Bedroom Detached Bungalow with Large Plot
- Potential for Extension (Subject to Necessary Planning Consent)
- Requires Some Cosmetic Updating - Exciting Potential
- Entrance Hallway, Extended Living Room & Kitchen
- Two Double Bedrooms & Bathroom
- Front Garden & Driveway
- Extensive South Facing Garden Plot
- Close to Local Parks & Schooling
- Close to Excellent Local Shops & Amenities
- No Chain Involved

Size

Approx 720.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

CURRAN BIRDS + CO

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved