

CURRAN
BIRDS
+ CO

Hollowood Avenue

Littleover, Derby

Offers in the region of: £270,000



CURRAN BIRDS + CO

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



NO CHAIN – An extended and well-presented detached property, set within this sought-after location close to Littleover Village. The home offers spacious, well-proportioned accommodation and would be ideally suited to a young or growing family, with convenient access to local schools, parks and a wide range of amenities.

The accommodation briefly comprises an extended entrance hall, a spacious living/dining room and a well-appointed kitchen. To the first floor, the landing leads to three bedrooms and a family bathroom.

Externally, the property benefits from a front garden mainly laid to lawn, with a driveway to the side providing access to a good-sized detached single garage. To the rear is an enclosed garden.





The Detail

The property is entered via a uPVC double-glazed door into an extended entrance hallway, featuring a front-facing window and providing access to the living/dining room and kitchen, with stairs rising to the first-floor landing.

The spacious living/dining room is a generous dual-aspect area, flooded with natural light from a front-facing window and French doors opening onto the rear garden. A feature fireplace with oak-effect surround and marble detailing forms an attractive focal point.

The kitchen is fitted with a range of cream, matt-finish units complemented by granite-effect work surfaces and brushed stainless-steel handles. Integrated appliances include a Zanussi electric oven, four-ring hob with extractor, and a stainless-steel sink. A wall-mounted Worcester central heating boiler is neatly concealed within a cupboard. There is space and plumbing for additional appliances, tiled flooring, a rear-facing window overlooking the garden, and a side door providing access to the driveway.

To the first floor, the landing gives access to three bedrooms. The primary bedroom is positioned to the front, with the second bedroom enjoying views over the rear garden. The third bedroom offers flexibility and would be ideal as a nursery or home office. The bathroom is fitted with a white three-piece suite, vanity storage and an electric shower over the bath.

Externally, the enclosed rear garden comprises a paved patio and lawn, with gated access to the driveway and a good-sized, single detached brick-built garage.







CURRAN BIRDS + CO

The Location

Hollywood Avenue is ideally situated in Littleover, a vibrant and well-established area known for its strong sense of community and excellent range of local amenities. The village-style atmosphere is enhanced by a selection of welcoming pubs and cafés. Residents benefit from easy access to a variety of independent shops, cosy cafés, nearby supermarkets and a local petrol station, providing everyday convenience.

The area is well served by regular bus services and offers convenient access to major road networks, making commuting and travel straightforward. There is also excellent access to local employment hubs, including Rolls-Royce and the Royal Derby Hospital.

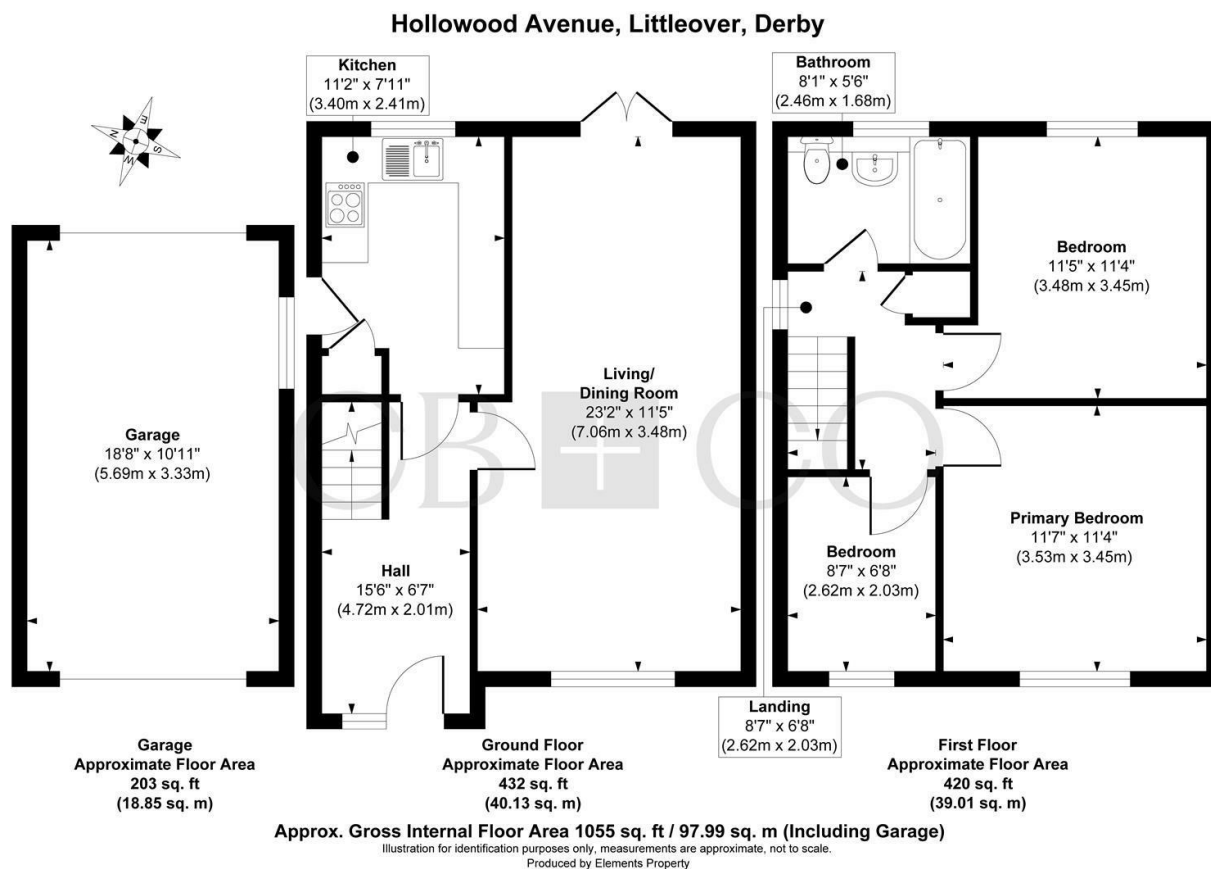
The property is well positioned for local schooling and lies within the catchment areas for Carlyle Primary School, St Peter's Junior School and Derby Moor Spencer Academy, all of which are within comfortable walking distance.

In addition, there is easy access to nearby green spaces and parks, including King George Playing Fields and Millennium Wood, which provide ideal settings for leisurely walks and outdoor recreation.









The Particulars

- Extended Three Bedroom Detached Home
- Well Presented & Neutral Presentation
- Gas Central Heating & uPVC Double Glazing
- Extended Entrance Hall, Kitchen & Spacious Living Dining Room
- Three Bedrooms & Bathroom
- Driveway, Wide Single Detached Garage & Enclosed Rear Garden
- Close to Excellent Local Amenities & Easy Access to the Royal Derby Hospital
- Carlyle Infant School & St Peter's Junior School Catchment Area
- Derby Moor Secondary School Catchment Area
- No Chain Involved

Size

Approx 852.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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