

CURRAN
BIRDS
CO

Crich Avenue
Littleover, Derby
£375,000

CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT – An extended and well maintained 1930's character semi-detached home with LARGE DOUBLE DETACHED GARAGE, situated in one of Littleover's most desirable tree-lined avenues, close to Littleover Village Centre and the Royal Derby Hospital.

This property has been extended to the rear with a generous single-storey extension, providing a spacious dining room and a ground floor shower room. Whilst the property has been well cared for, it offers excellent potential and would benefit from some cosmetic updating, allowing the next owner to personalise it to their own taste.

The property features: entrance hallway with staircase to the first floor, spacious open-plan living room, extended kitchen, dining room, and ground floor shower room with wc. Upstairs, the first floor landing leads to three well-proportioned bedrooms and bathroom. There is also loft access via a fitted ladder, leading to a useful boarded loft room with Velux-style window.

Outside, there is a block-paved driveway to the front with gated access leading to a continuation of the driveway and the enclosed rear garden. The driveway leads to a substantial brick-built detached garage (23ft x 23ft). To the rear is a south-facing enclosed garden, featuring a lawned area and paved patio.





The Detail

Entrance through uPVC double glazed door into the entrance hallway with tiled flooring, feature stained-glass windows, under-stairs storage and access to the kitchen and spacious open plan living room

The spacious open plan living room has a bay window to the front, two mahogany fireplaces with gas coal-effect fires, decorative coving and double opening doors giving access to the ground floor extension and spacious dining room. The dining room with patio doors to the rear garden and access to a downstairs shower room includes a white three piece suite with electric shower and tiling.

The extended kitchen boasts oak-fronted units, a double sink, integrated appliances space, breakfast bar, beamed ceiling and two windows to the side elevation with side doorway access to the driveway.

Upstairs offers three well-proportioned bedrooms and a family bathroom featuring a coloured suite, Victorian-style shower mixer, and chrome heated towel rail. The bedrooms include two particularly spacious double bedrooms with fitted wardrobes. The primary bedroom located at the front with bay window and bedroom two located at the rear with views over the rear garden. The property also offers a fully boarded loft room accessed by loft ladder with Velux window, exposed beams, heating, and eaves storage provides flexible additional space. This also offers exciting potential for conversion to an attic room (subject to planning consent)

Outside, the property benefits from a block-paved front driveway for two to three vehicles, security lighting, double opening wrought iron side gates with a continuation of the driveway which leads to the rear of the garden and a large detached double garage 23ft x 23ft. This garage has power and light and includes an electric roll-up door with wc, basin with hot water tap. This building could offer exciting potential for conversion to a detached annexe (subject to building regulation approval)

The property offers a private enclosed and generous south-facing rear garden with lawn, borders and patio.



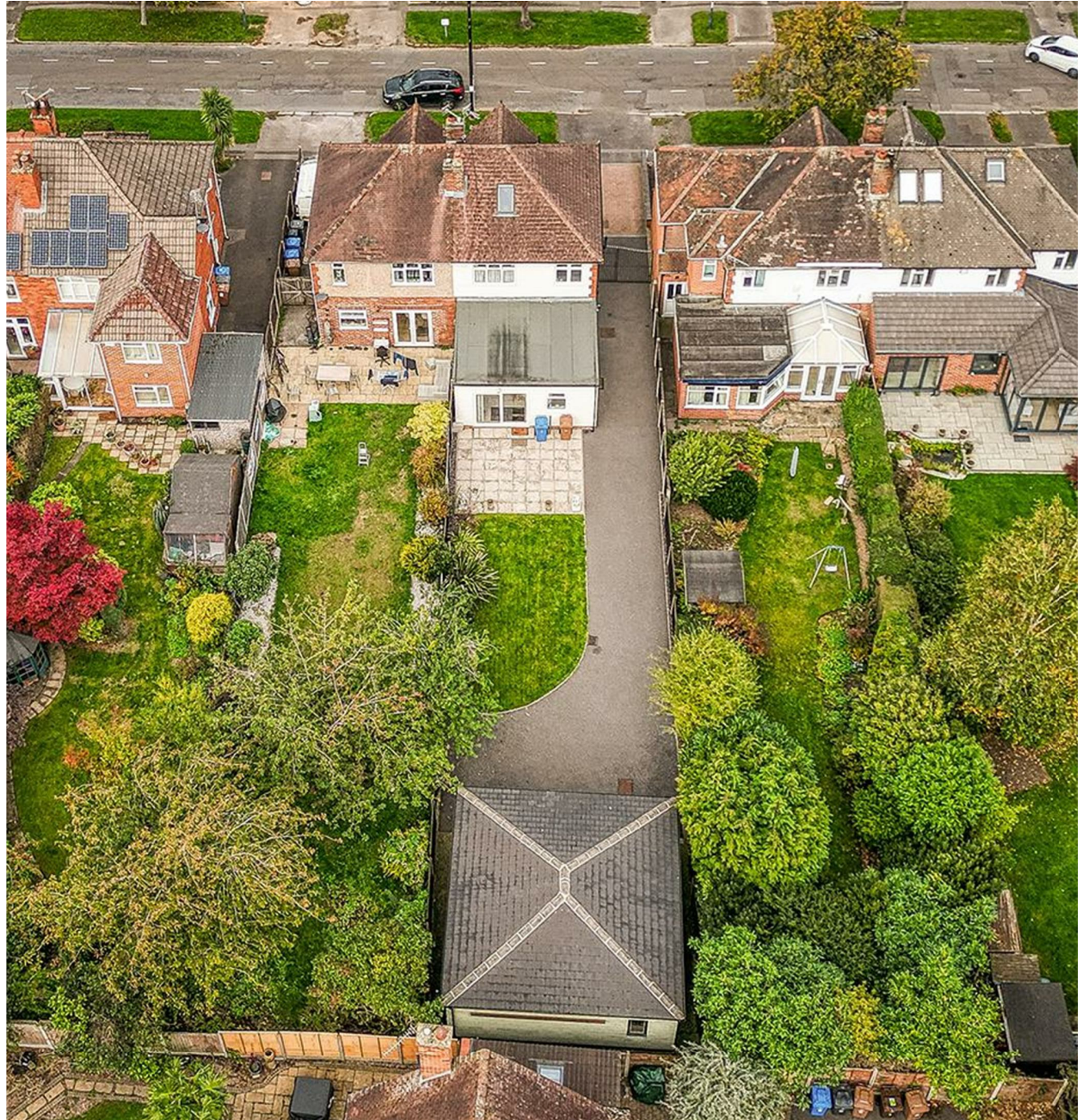


CURRAN BIRDS + CO

The Location

Crich Avenue is ideally positioned in one of Littleover's most sought-after areas, offering excellent access to local amenities and transport links. The property is within the noted Littleover School and Wren Park Primary School catchment and is just a short distance from the Royal Derby Hospital, making it an ideal spot for families and healthcare professionals. Littleover village is a vibrant area, featuring independent shops, cosy cafés, and traditional pubs, alongside essential services like supermarkets and a post office.

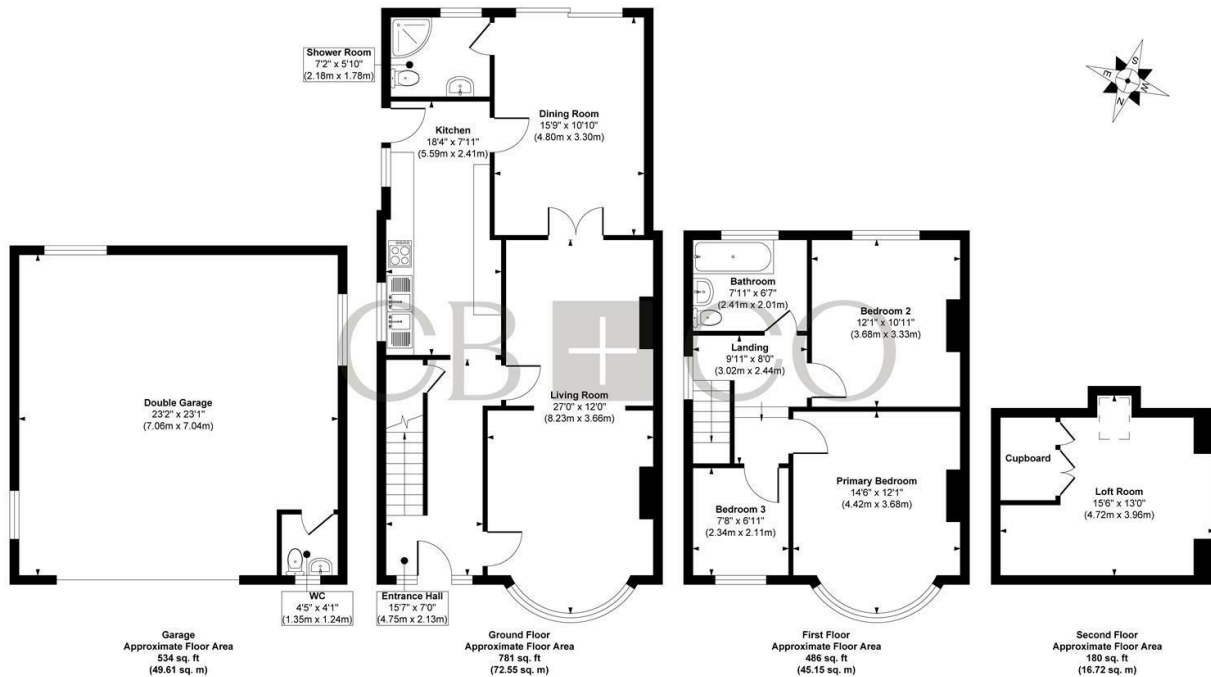
For leisure, Mickleover Golf Club offers a beautifully maintained course, perfect for golf lovers. The popular Insomnia coffee shop is nearby, ideal for a relaxing coffee in a welcoming atmosphere. Commuters will appreciate the quick access to the A38 and A50, providing convenient routes to Derby city centre and beyond. This location offers a perfect blend of convenience and lifestyle, making it ideal for both families and professionals alike.







Crich Avenue, Littleover, Derby



Approx. Gross Internal Floor Area 1981 sq. ft / 184.03 sq. m

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

Produced by Elements Property

The Particulars

- Spacious Extended 1930's Semi-Detached Home
- One of Littleover's Premier Locations - Delightful Tree Lined Avenue
- Littleover School & Wren Park Primary School Catchment
- Exciting Potential - Requires Cosmetic Updating
- Entrance Hallway & Ground Floor Shower Room
- Spacious Living Room, Dining Room & Extended Kitchen
- Three Bedrooms, Bathroom & Loft Room with Ladder Access
- Generous Driveway & South Facing Rear Garden
- Large Double Detached Garage (Potential for Conversion - Subject to Consent)
- No Chain Involved

Size

Approx 1267.00 sq ft

Energy Performance Certificate (EPC)

Rating

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