

CURRAN  
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South Avenue, Littleover  
£280,000



# CURRAN BIRDS + CO

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**CHARACTERFUL HOME IN A PRIME LITTLEOVER LOCATION** – This attractive three-bedroom semi-detached property is set back from the road on the sought-after South Avenue, within walking distance of Littleover village. The home combines original period features with thoughtful modern touches and provides generous, well-proportioned spaces ideal for family life or professional living. A bay-fronted lounge and separate dining room open up to a substantial rear garden, offering both charm and functionality throughout. With quality flooring, two fireplaces, and a stylish bathroom, the interiors are both welcoming and practical.

Outside, the garden is impressively sized and thoughtfully arranged, with lawned areas, mature planting, a patio, and useful outbuildings. Gated side access and off-street parking enhance the overall convenience. Located within the catchment for highly regarded local schools and close to key employers including Derby Royal Hospital and Rolls-Royce, this is a home that offers enduring appeal, space to grow, and a rare sense of warmth and privacy.





#### The Detail

Approached via a fore garden and private driveway, this attractive bay-fronted property begins with an arched storm porch leading to a welcoming hallway with solid wood flooring. A separate WC is located just off the hall. To the front, the lounge features a bay window, deep-pile carpet, and a Victorian-style gas fireplace. To the rear, the dining room continues the period feel with its own fireplace, solid wood flooring, and French doors that open directly onto the garden.

The kitchen is fitted with traditional Shaker-style worktops, tiled splashbacks, and space for freestanding appliances. A wall-mounted central heating boiler and double-glazed door provide practicality and direct access to the rear garden.

Upstairs, the landing gives access to three well-proportioned bedrooms and a modern bathroom. The rear-facing principal bedroom includes a feature fireplace and views over the garden, while the front bedroom features another bay window. The bathroom has been updated with mosaic flooring, a P-shaped bath, rainfall shower, vanity basin, WC, and a heated towel rail.

Externally, the generous rear garden is a true asset—laid out with two lawns, patio, rockery, timber shed, and a substantial double brick-built outhouse with WC. Gated side access adds further convenience. The property also benefits from a driveway for off road parking, on street parking is also available.





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### The Location

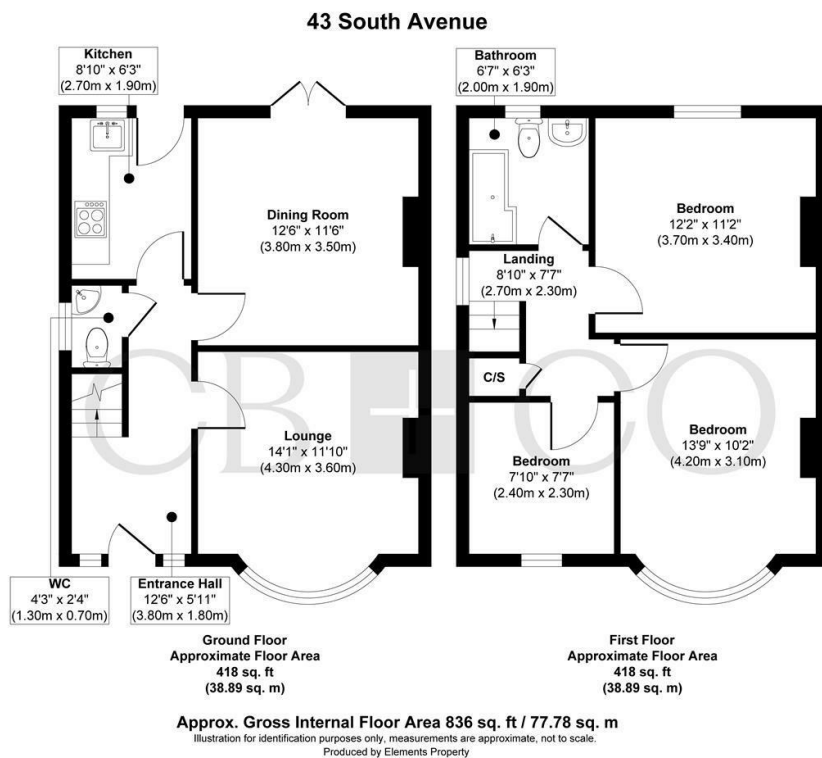
South Avenue is a quiet and established residential street in the heart of Littleover, one of Derby's most sought-after suburbs. The property is within walking distance of Littleover village, offering local shops, cafés, and everyday amenities. It falls within the catchment for the highly regarded Littleover Community School, making it particularly appealing for families.

The location also provides convenient access to Derby Royal Hospital, Rolls-Royce, and Derby University. Nearby parks and green spaces further enhance the area's family-friendly feel, while a strong sense of community adds to its long-standing popularity.









## The Particulars

- Sought-After Location Close To Littleover Village
- Within Littleover Community School Catchment
- Bay-Fronted Three Bedroom Semi-Detached Home
- Lounge With Victorian-Style Fireplace And Bay Window
- Separate Dining Room With Garden Access
- Arched Storm Porch And Tiled Entrance
- Shaker-Style Kitchen With Garden Outlook
- Large Plot, Spacious Rear Garden With Patio And Lawns
- Double Brick Outhouse
- Excellent Access To Derby Royal Hospital And Rolls Royce

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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