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Bannels Avenue  
Littleover, Derby  
£435,000



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



**SPACIOUS EXTENDED FAMILY HOME** - A spacious extended four bedroom detached family home with landscaped south facing garden plot and set within this highly desirable cul-de-sac location off Moorway Lane. This property has an overall A-Rated energy efficiency and includes solar panels and the property has been extended and thoughtfully remodelled with a full width single storey extension and upstairs the layout accommodates four well proportioned bedrooms, bathroom and en-suite.

The property in brief comprises: entrance hallway, downstairs wc, lounge with bay window, extended dining room, utility room and superb extended open plan breakfast kitchen with high specification kitchen with dining island and granite worksurfaces. Upstairs, the first floor landing leads to four well proportioned bedrooms and bathroom. The second bedroom also has the benefit of an en-suite shower room.

Outside the property stands set back at the end of this highly sought after cul-de-sac with front garden and driveway leading to a store with up and over door. A true feature of this property is the landscaped private south facing rear garden with lawn and patio areas.





## The Detail

The property welcomes you through a uPVC double-glazed entrance into a hallway featuring Karndean slate-effect flooring, a striking staircase with an oak handrail and matte black spindles, and access to the downstairs WC, lounge and spacious breakfast kitchen.

The front-facing lounge is warm and inviting, centred around a charming cast-iron fireplace, with a bay window and double doors opening into an impressive extended dining room. This generous space, with sliding patio doors leading to the garden, flows seamlessly through double-opening, glass-panelled doors into a stunning breakfast kitchen.

The beautifully appointed breakfast kitchen was designed and installed by Howarths in 2019. It is fitted with a range of grey panelled units, black granite worktops, and high-specification integrated Neff appliances. Velux-style windows flood the space with natural light, and there is an additional window overlooking the rear garden. There is also access to a separate utility room, which provides side access to the driveway.

Upstairs, a generous semi-galleried landing leads to four well-proportioned bedrooms, including a principal suite with fitted furniture and a second bedroom with a contemporary en-suite shower room. A stylish three-piece family bathroom completes the accommodation.

Externally, the property occupies a wide plot, with a front garden and ample off-road parking leading to an integral store (formerly the garage). The block-paved driveway continues to the side, with gated access to the enclosed rear garden.

The delightful south-facing rear garden features a generous block-paved patio area, a lawn, and well-stocked borders.

The property also benefits from a 4kw solar panel system.







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## The Location

Bannels 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.

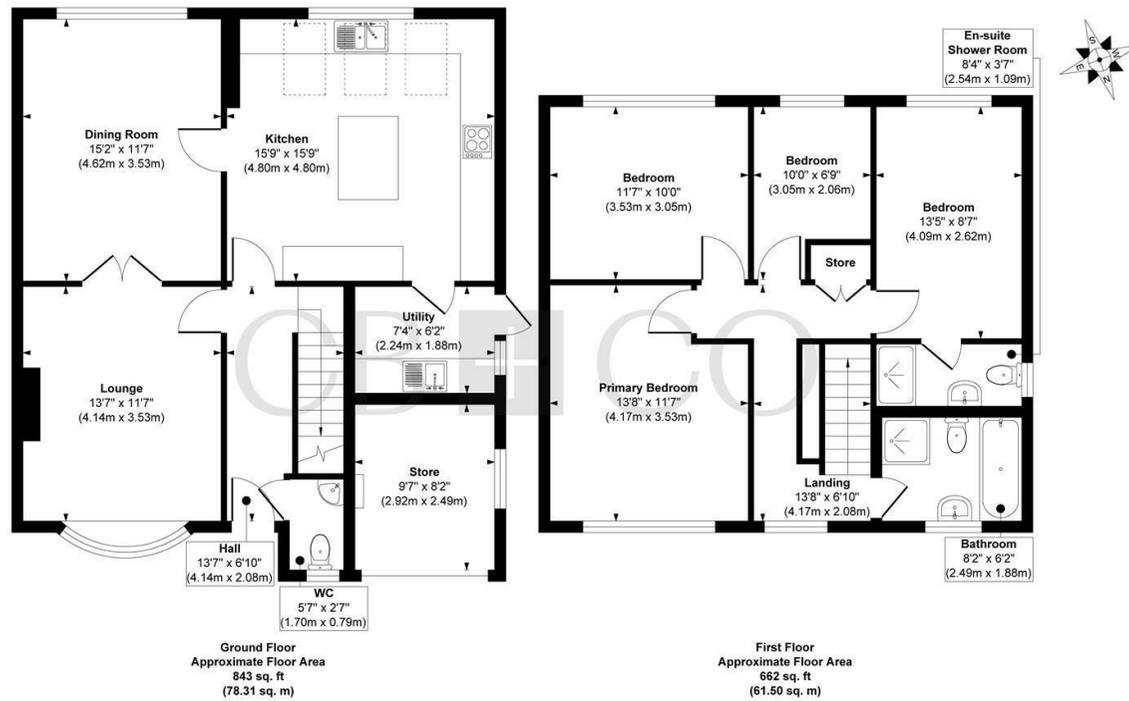
The proximity to The Royal Derby Hospital offers added peace of mind, while nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature. Additionally, the village atmosphere of Littleover, with its local pubs and cafes, adds to the charm, making it an ideal place to live for those seeking both convenience and a welcoming community.







**Bannels Avenue, Littleover, Derby**



**Approx. Gross Internal Floor Area 1505 sq. ft / 139.81 sq. m**

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

Produced by Elements Property

## The Particulars

- Spacious Extended Four Bedroom Detached Family Home
- A-Rated - Energy Performance Rating
- Sought after Cul-de-Sac Location off Moorway Lane
- Solar Panels, Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC, Lounge & Extended Dining Room
- Superb Extended Breakfast Kitchen & Separate Utility Room
- Four Well Proportioned Bedrooms, Bathroom & En-Suite
- Wide Plot - Driveway, Store & Delightful South Facing Landscaped Rear Garden
- Derby Moor Academy Catchment Area - Just a Short Walk Away
- Close to Open Countryside & Excellent Local Amenities

### Size

Approx 1505.00 sq ft

### Energy Performance Certificate (EPC)

Rating A

### Council Tax Band

E

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*Let's Talk*

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