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Bannels Avenue  
Littleover, Derby  
£350,000



# CURRAN BIRDS + CO

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**EXCITING POTENTIAL - OVER QUARTER OF AN ACRE PLOT WITH STUNNING SOUTH FACING GARDENS** - A well proportioned two double bedroom detached bungalow, offering a stunning landscaped south facing garden plot and set within this highly desirable cul-de-sac location off Moorway Lane. This attractive detached bungalow stands within this most generous plot of 0.28 acres and offers significant potential for improvement and extension (subject to necessary planning consent) The beautiful south facing gardens really have to be viewed to be fully appreciated.

The property in brief comprises, entrance porch, entrance hallway, spacious living dining room, kitchen, two double bedrooms, bathroom and separate wc.

Outside the property stands set back at the end of this highly sought after cul-de-sac with generous front garden and driveway leading to a good sized single attached garage. A true feature of this property is the stunning private south facing rear garden with two extensive lawned areas and raised level patio seating area.





## The Detail

Tucked away at the end of a peaceful cul-de-sac, this well proportioned detached bungalow presents an exciting opportunity for a buyer to put their own mark on a property stands within this stunning mature south facing mature rear garden with the overall plot measuring just over a quarter of an acre (0.288 acre)

Upon entry, the entrance porch provides access to an I-shaped hallway provides immediate access to storage, loft space, and the principal rooms. The main living/dining area is spacious and bright, featuring a charming stone fireplace with green slate hearth and a freestanding electric log-effect fire. Dual-aspect windows and a door to the rear garden further enhance the natural light and sense of space.

The kitchen is well-appointed with maple effect units, composite sink, roll edge worktops, and a suite of integrated Neff appliances, including a double oven, induction hob, and extractor. There is a recently installed combination boiler, fitted in January 2025, sits neatly in a dedicated cupboard and comes with a five-year guarantee.

The two double bedrooms are each fitted with generous built-in storage, while the bathroom includes a panelled bath, pedestal basin, separate shower enclosure with Aqualisa shower, and underfloor heating. A separate WC with tiled flooring and further underfloor heating completes the interior.

Externally, the property features a tarmac driveway with block paving, offering parking for several vehicles, alongside a single garage with electric up-and-over door. The substantial rear garden features two extensive lawned areas with mature shrubs, aluminium framed greenhouse and a timber shed, creating a wonderfully private outdoor space.







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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.







## The Particulars

- Spacious Two Double Bedroom Detached Bungalow
- Stunning Garden Mature Private Garden Plot - Overall Plot over 1/4 Acre
- Exciting Potential for Improvement
- Potential for Extension (Subject to Planning Consent)
- Highly Sought after Cul-de-Sac Position
- Porch, Hallway, Spacious Lounge Dining Room & Kitchen
- Two Double Bedrooms, Bathroom & Separate WC
- Driveway & Large Single Integral Garage with Remote Electric Door
- Close to Excellent Local Shops & Amenities
- Close to Open Countryside & Millenium Wood

### Size

Approx 1095.00 sq ft

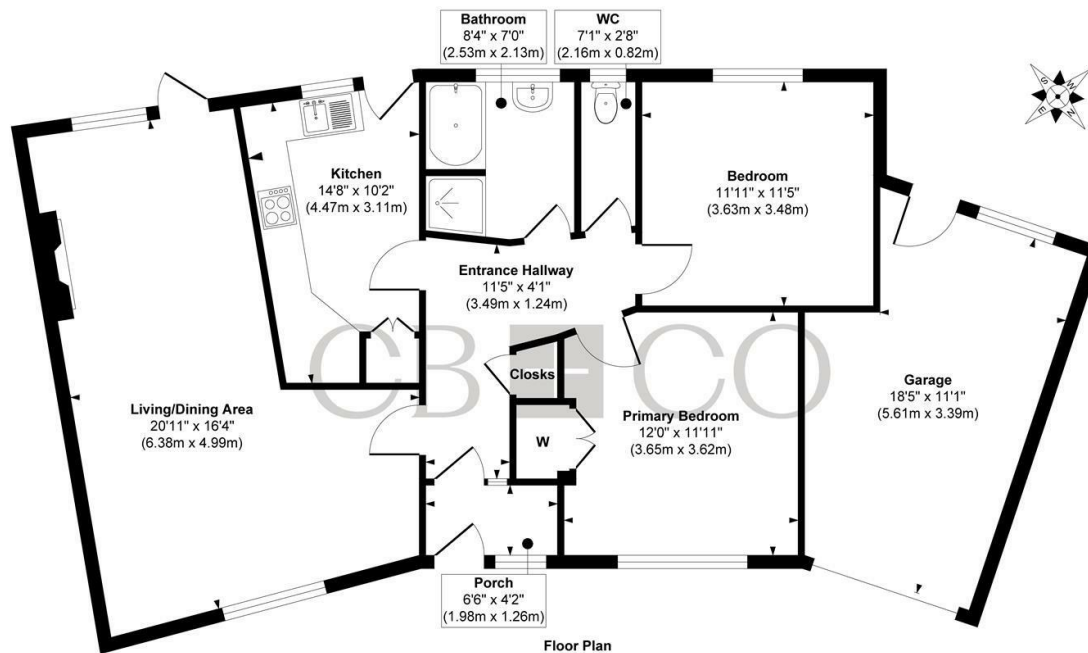
### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

D

### Fox Chase, Bannels Avenue, Littleover



Floor Plan

Approx. Gross Internal Floor Area 1095 sq. ft / 101.73 sq. m

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

Produced by Elements Property

# CURRAN BIRDS + CO

Let's *Talk*

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