



CARLISLE AVENUE, LITTLEOVER, DERBY

PRICE £235,000

2 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO CARLISLE AVENUE

STYLISH, ELEVATED BAY-FRONTED PROPERTY WITH SOUTH-FACING GARDEN – Positioned close to King George's Playing Fields, this attractive two-bedroom semi-detached property presents an excellent opportunity for first-time buyers seeking a home that combines character, practicality and outdoor space. Set in an elevated position, the property offers well-planned accommodation enhanced by high ceilings, generous natural light and tasteful presentation throughout.

The spacious lounge enjoys a traditional bay window and feature fireplace, while the impressive kitchen diner creates a sociable setting with French doors opening directly onto the landscaped south-facing garden. Upstairs, both bedrooms provide comfortable accommodation, with the principal bedroom benefiting from dual aspects and the second bedroom featuring attractive stripped wooden floorboards.

Outside, the property offers a driveway providing off-road parking, a garage, landscaped front garden and an enclosed rear garden designed for both relaxation and entertaining. Conveniently located close to local amenities, well-regarded primary schools and excellent transport links, this is a home perfectly suited to modern everyday living.

THE DETAIL

The Detail

Entered via a side entrance, the welcoming hallway is finished with attractive herringbone-effect vinyl flooring which extends seamlessly into the kitchen diner, creating a cohesive feel throughout the ground floor. To the front, the bay-fronted lounge is filled with natural light thanks to the additional side window, while the feature fireplace and high ceilings enhance the sense of character and space, creating a comfortable room for everyday living.

Positioned at the rear, the kitchen diner has been designed with both practicality and entertaining in mind. High-gloss wall and base units are complemented by generous work surfaces, tiled splashbacks, an inset sink with drainer, integrated oven and gas hob. The wall-mounted Worcester Bosch combination boiler is neatly positioned, while an understairs storage cupboard provides valuable everyday storage. French doors open directly onto the garden, with an additional side door and windows to both the side and rear ensuring the room is bright throughout the day.

The first floor offers a spacious landing with access to the loft. The principal bedroom is an excellent double room featuring a bay window to the front alongside an additional side window, allowing plenty of natural light to enter. The second bedroom overlooks the rear garden and benefits from attractive stripped wooden floorboards together with a useful overstairs recess providing additional storage or space for furniture. The bathroom is fitted with a modern three-piece suite incorporating a bath with thermostatic shower over and curved shower screen, wash basin, WC, radiator and a

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built-in airing cupboard.

Outside, the landscaped south-facing rear garden provides an excellent setting for outdoor dining and relaxation, featuring both lawn and patio areas. To the front, the landscaped garden includes attractive planting beds and a lawn, while the driveway provides off-road parking and leads to the garage. Gated side access adds further convenience.

Situated close to King George's Playing Fields, the property enjoys easy access to a wide range of local amenities together with well-regarded primary schools, making it particularly appealing for young families and first-time buyers. Littleover offers an excellent selection of shops, cafés, supermarkets and healthcare facilities, while Derby city centre is easily accessible. Excellent road links provide convenient connections to the A38, A50 and Royal Derby Hospital, making this a well-positioned home for commuters and those seeking a balanced lifestyle.

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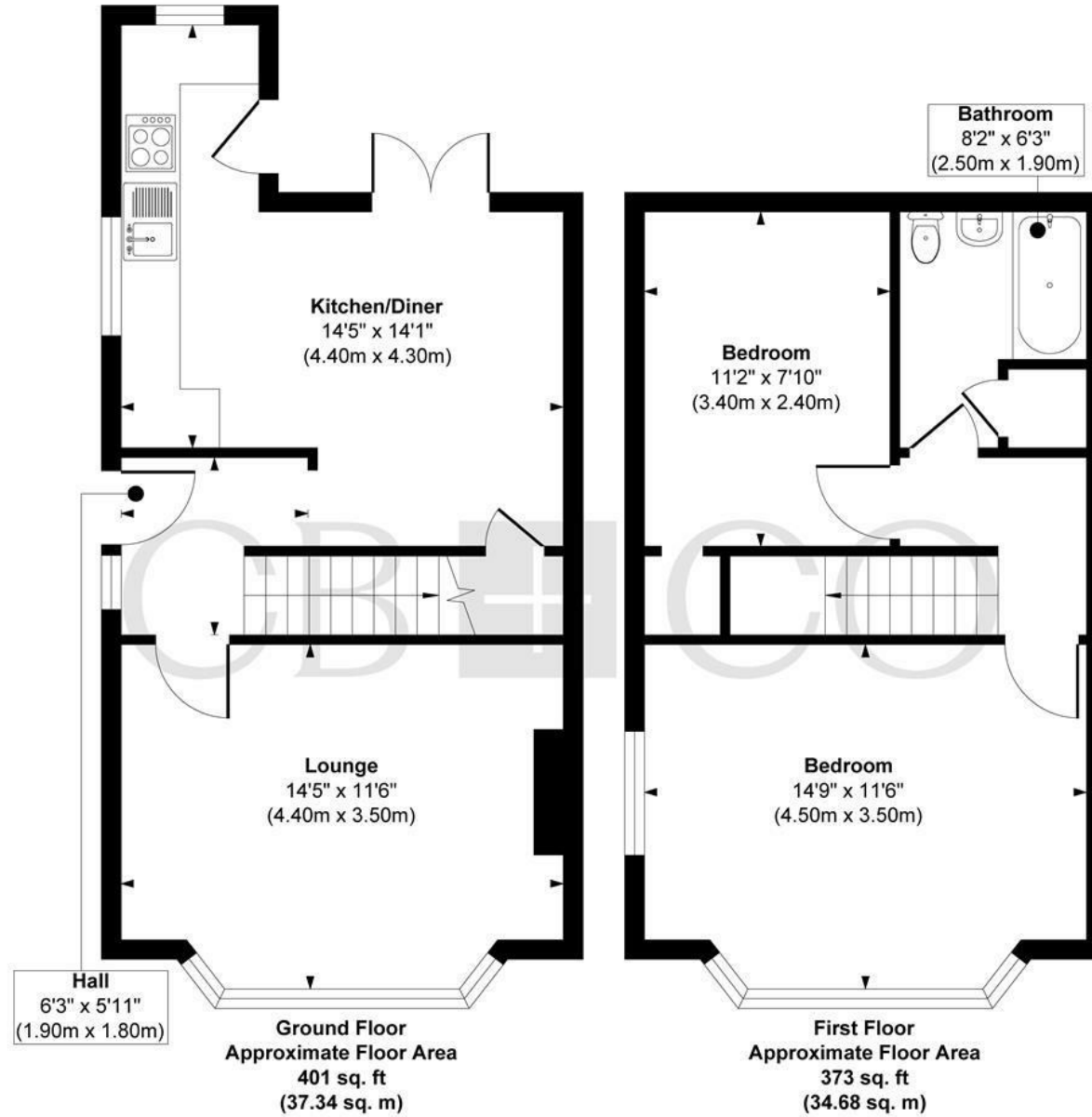








Carlisle Avenue



Approx. Gross Internal Floor Area 774 sq. ft / 72.02 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

850.36 sq ft

EPC RATING

COUNCIL TAX BAND

B

- Elevated Bay-Fronted Semi-Detached Property
- Ideal Purchase For First-Time Buyers
- Spacious Lounge With Feature Fireplace And Bay Window
- Bright Kitchen Diner With French Doors To The Garden
- Two Well-Sized Double Bedrooms
- Modern Three-Piece Bathroom With Bath And Thermostatic Shower
- South-Facing Landscaped Rear Garden With Lawn And Patio
- Driveway Providing Off-Road Parking And Detached Garage
- Landscaped Front Garden With Attractive Planting Beds
- Close To Playing Fields, Park And Primary School

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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