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Crich Avenue
Littleover, Derby
Offers in excess of: £500,000



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



LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT - Located in one of Littleover's most desirable areas on this delightful tree-lined avenue, this stunning extended, 1930s four bedroom semi-detached home offers around 1900 square feet of accommodation. The property has been beautifully appointed with high specification fittings and has been finished to an exceptional standard that really has to be viewed to be fully appreciated.

This beautiful family home combines period charm with modern upgrades with a superb layout that includes a most spacious 30ft open-plan high specification kitchen with dining island and bi-folding doors giving access to the truly stunning landscaped south facing rear garden. There are two further stylish reception rooms and the first floor offers four well proportioned bedrooms and contemporary family bathroom. The stylish primary bedroom also has a contemporary en-suite shower room.





The Detail

Stepping through the period-style entrance, the welcoming hallway sets the tone with wood-panelled walls and elegant tiled flooring, leading to a thoughtfully designed living space. The front lounge is a stylish retreat, featuring a feature fireplace, bespoke built-in cabinetry, and a bay window with plantation shutters. The separate sitting room offers a relaxed space with an ornamental recessed fireplace and French doors opening to the landscaped garden.

At the heart of the home is the impressive 30-foot living dining kitchen area, meticulously designed for both function and style. The grey shaker-style units are complemented by solid oak worktops, a dining island with an integrated wine cooler, and a statement Leisure range cooker with a stainless steel extractor. Underfloor heating and large porcelain tiles create a sleek, contemporary feel, while the vaulted ceiling and bi-fold doors flood the space with natural light. A separate utility room provides additional storage and laundry facilities. (Appliances are available by separate negotiation).

Upstairs, four well-proportioned bedrooms offer versatility for family living. The primary suite includes built-in mirrored wardrobes and a stylish en-suite shower room. The main bathroom is beautifully appointed with a four-piece suite, including a corner bath and a walk-in shower.

Outside, the property has a front driveway provides ample off-road parking for three vehicles. The integral garage/store with an electric door adds further convenience and practicality and offers internal access into the house.

A true feature of this beautiful home is the beautifully landscaped south facing rear garden. This garden has been professionally landscaped to an exceptional standard and really demands an inspection to really understand the quality of this beautiful outdoor space. Designed for entertaining with a spacious porcelain paved patio area, hot tub (available by separate negotiation) with gazebo above for ultimate relaxation. A charming pond-style water feature adds to the serene atmosphere, complemented by well-stocked borders with generous artificial lawn. There is a further porcelain paved seating area with gazebo at the bottom of the garden and the garden is enclosed by stylish contemporary horizontal slatted fencing.







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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.

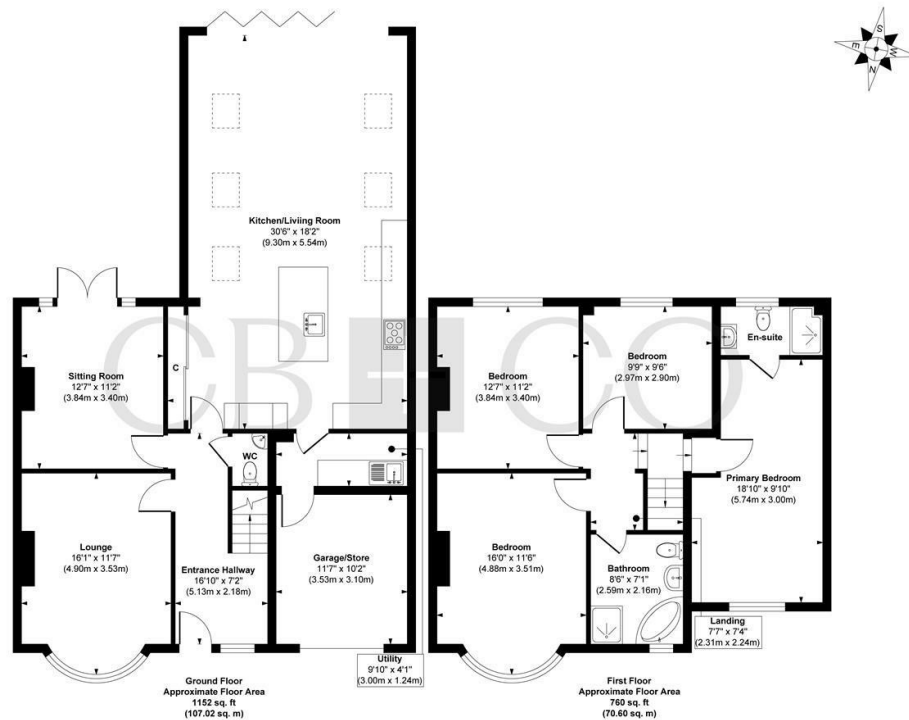
This location offers a perfect blend of convenience and lifestyle, making it ideal for both families and professionals alike.







Crich Avenue, Littleover



Approx. Gross Internal Floor Area 1912 sq. ft / 177.62 sq. m

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

Produced by Elements Property

The Particulars

- Exceptional Extended 1930's Semi-Detached Family Home
- One of Littleover's Premier Locations - Delightful Tree Lined Avenue
- High Specification & Stylish Presentation - Viewing a Must!
- Around 1900 Square Feet of Accommodation
- Beautiful Hallway, WC, Utility Room, Stylish Lounge & Sitting Room
- Stunning 30ft Extended Open Plan Living Dining Kitchen with Bi-Folding Doors
- Four Bedrooms, Family Bathroom & Contemporary En-Suite
- Stunning Professionally Landscaped South Facing Rear Garden
- Littleover School & Wren Park Primary School Catchment
- No Chain Involved

Size

Approx 1912.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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