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Wade Street
Littleover, Derby
Guide Price £200,000



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



LITTLEOVER SCHOOL CATCHMENT - An extended palisaded two double bedroom period mid terraced home, ideally suited to a first time buyer, young professionals or a young family This property enjoys this most convenient location in the heart of Littleover village centre with a first class range of local shops and amenities and also offering easy access to the Royal Derby Hospital.

The property has been presented to a tasteful neutral theme and has gas central heating, uPVC double glazing and the well proportioned accommodation includes: lounge, dining room, fitted kitchen and utility room with wc. The first floor passaged landing leads to two double bedrooms and a spacious bathroom. Outside the property has a walled foregarden and to the rear there is a low maintenance split level paved rear garden.





The Detail

On entering the property through a modern composite door, the entrance leads directly into a bright and welcoming lounge, with dual front-aspect windows drawing in natural light. A feature fireplace with pebble-effect gas fire set on a tiled hearth adds a sense of warmth and character. There is a glass panelled door giving access to an inner lobby with access to understairs storage and a spacious dining room with a feature fireplace with a cast iron multi-fuel stove as its centrepiece. Slate-effect ceramic tiles and a rear window enhance the room's charm, while a glass-panelled door leads to the staircase and a folding glass panelled door leads to the kitchen.

The kitchen is fitted with wall, base and drawer units, laminated worktops and integrated appliances including a stainless steel oven and gas hob with extractor. There's ample space for a tall fridge/freezer, and adjacent to the kitchen, a separate utility area includes a stainless steel sink, tiled worktop with appliance space, along with a downstairs wc and access to the rear garden via uPVC double glazed door.

Upstairs, the first floor passaged landing leads to two well-proportioned bedrooms and bathroom. The primary bedroom is a generous double bedroom and is located at the front of the property and bedroom two is located at the rear and benefits from a storage area and access to the loft space. The spacious bathroom has a white three piece suite including a panelled bath, electric shower, curved glass screen, and a heated towel rail, complemented by a stylish grey herringbone floor and there is a boiler cupboard housing the Worcester Bosch combination boiler.

Outside, the rear garden offers a private, low-maintenance space with a split-level paved patio, decorative borders, and gated rear access to Wade Avenue. There is a walled forecourt garden to the front offering access to the front door and lounge.







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The Location

Wade Street enjoys a prime position in the heart of Littleover Village, a location celebrated for its welcoming community and excellent amenities. Just a short walk away, you'll find well-loved local spots such as Zanfish fish & chip shop, Insomnia coffee shop, a petrol station, and a convenient supermarket. For a wider range of shopping options, Kingsway Retail Park is only a short drive away.

Families will appreciate the property's inclusion in the catchment area for the highly regarded Littleover School. Commuters benefit from easy access to major employers, including Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Transport connections are excellent, with the A38 and A50 providing swift links to the M1, while frequent bus services along Burton Road offer a direct route to Derby City Centre.

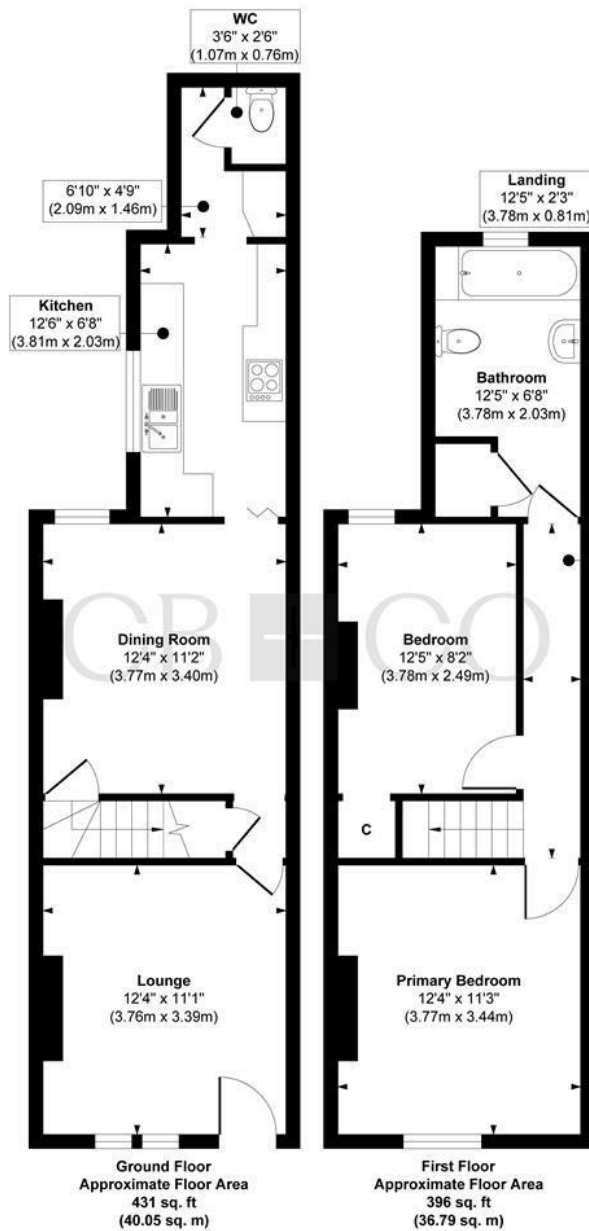
Recreational opportunities are plentiful, with King George V playing fields and Littleover Tennis Club offering green spaces and sports facilities. Golf enthusiasts can enjoy nearby Mickleover Golf Club, which features well-maintained fairways and a welcoming clubhouse, making this a fantastic location for those seeking both convenience and leisure.







Wade Street, Littleover, Derby



Approx. Gross Internal Floor Area 827 sq. ft / 76.84 sq. m

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

Produced by Elements Property



The Particulars

- Extended Palisaded Mid Terraced Home
- Ideal for Young Professionals or First Time Buyer
- Located in the Heart of Littleover Village Centre with Excellent Amenities
- Tastefully Presented - Neutral Decoration
- Gas Central Heating & uPVC Double Glazing
- Lounge, Dining Room, Fitted Kitchen, Utility Room & WC
- Two Double Bedrooms & Spacious Bathroom
- Foregarden & Generous Low Maintenance Paved Rear Garden
- Located within Easy Access of the Royal Derby Hospital
- No Chain Involved

Size

Approx 827.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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