



Sherwood Avenue,
Littleover, Derby
DE23 1NF

**Price Guide £215-220,000
Freehold**



THIS IS A TWO DOUBLE BEDROOM BUNGALOW POSITIONED ON A GOOD SIZE PLOT LOCATED ON A QUIET CUL-DE-SAC IN THIS ESTABLISHED RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to market this two double bedroom semi detached bungalow which is positioned on a good size plot with easily maintained gardens to both the front and rear. The property is now being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the gardens at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the main entrance door at the side into an enclosed porch, there is an inner door taking you to the reception hall, off which doors lead to the lounge which has a feature fireplace and double opening, double glazed French doors leading to the conservatory at the rear. The kitchen is well fitted with extensive ranges of wall and base units and again has a door into the conservatory at the rear, the two double bedrooms are positioned at the front of the bungalow and the shower room has a walk-in shower with a Mira electric shower. Outside there is the block paved driveway running down the left hand side of the bungalow to the garage which is positioned at the rear, the garden at the front has been paved to help keep maintenance to a minimum and there is a central raised ornamental bed and at the rear there is a further paved garden with a walk way through to a second garden area, all of which has been designed to help keep maintenance to a minimum and provide several places for people to sit and enjoy outside living.

The property is well placed for easy access to the local shopping amenities and facilities provided by the area, there are healthcare and sports facilities, easy access to Derby city centre and excellent transport links which include the M1, A6, A52 and A50, stations at Derby and East Midlands Parkway and several main roads which provide good access to other East Midlands towns and cities.



Porch

Enclosed porch having a half opaque double glazed door and matching double glazed side panel with a panel above, tiled flooring and a Georgian glazed inner door leading to:

Reception hall

Having a radiator in a housing, hatch to the loft, laminate flooring and pine doors with inset glazed panels leading to:

Lounge/Sitting Room

15'4 x 11; approx (4.67m x 3.35m; approx)

Double glazed, double opening French doors with double glazed windows to either side leading to the conservatory, four burner gas fire set in an Adam style surround with inset and hearth, radiator, cornice to the wall and ceiling and laminate flooring.

Breakfast Kitchen

13'7 x 8'10 approx (4.14m x 2.69m approx)

The kitchen is fitted with wood grain effect units and includes a 1½ bowl stainless steel sink with a mixer tap set in a work surface which extends along one wall and has cupboards, drawers, spaces for an automatic washing machine and a bin below, four ring hob set in a work surface with cupboards and drawers beneath, oven with cupboards above and below, matching eye level wall cupboards, display cabinet and shelving, tiling to the walls by the work surface areas and a hood over the cooking area, tiled flooring, radiator, the boiler and programmer is housed in a recess, pine door with two inset glazed panels leading to the conservatory and a double glazed window to the side.

Conservatory

18'5 to 9'8 x 10'3 max (5.61m to 2.95m x 3.12m max)

The conservatory has been fitted over recent years and has double glazed sliding patio doors leading out to the rear garden, full height double glazed windows to the rear and sides, tiled flooring, radiator, wall light and a polycarbonate ultra violet sloping roof.

Bedroom 1

14'11 x 10'11 approx (4.55m x 3.33m approx)

The main bedroom has a double glazed window with fitted vertical blind to the front, a range of built-in wardrobes with two sliding doors, with two of the doors having inset mirrored panels, three radiators and cornice to the wall and ceiling.

Bedroom 2

9'11 x 8'10 approx (3.02m x 2.69m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

Shower Room

The shower room has a walk-in shower with a Mira electric shower,

tiling to two walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and tiled splashback, low flush w.c. and a bidet, chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, extractor fan and cornice to the wall and ceiling.

Outside

At the front of the property there is a block paved drive which runs down the left hand side of the bungalow through double wrought iron gates to a garage which is positioned at the rear of the bungalow. At the front there is a paved garden area with a central raised bed and a further bed in front of the bungalow, with the garden having been designed to help keep maintenance to a minimum. There is a wall and hedge to the left hand boundary, outside lights at the front and side of the bungalow and an outside tap is provided at the side.

The rear garden has again been designed for help keep maintenance and upkeep to a minimum and has a slabbed patio garden area to the rear with a pebbled border to the right hand side and there is an opening leading to a further large slabbed area with fencing to the side and rear boundaries.

Shed

9' x 7' approx (2.74m x 2.13m approx)

A wooden shed will be included in the sale.

Garage

17' x 9' approx (5.18m x 2.74m approx)

The asbestos panelled garage has double doors to the front and windows to the side.

Council Tax

Derby Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Superfast 62mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

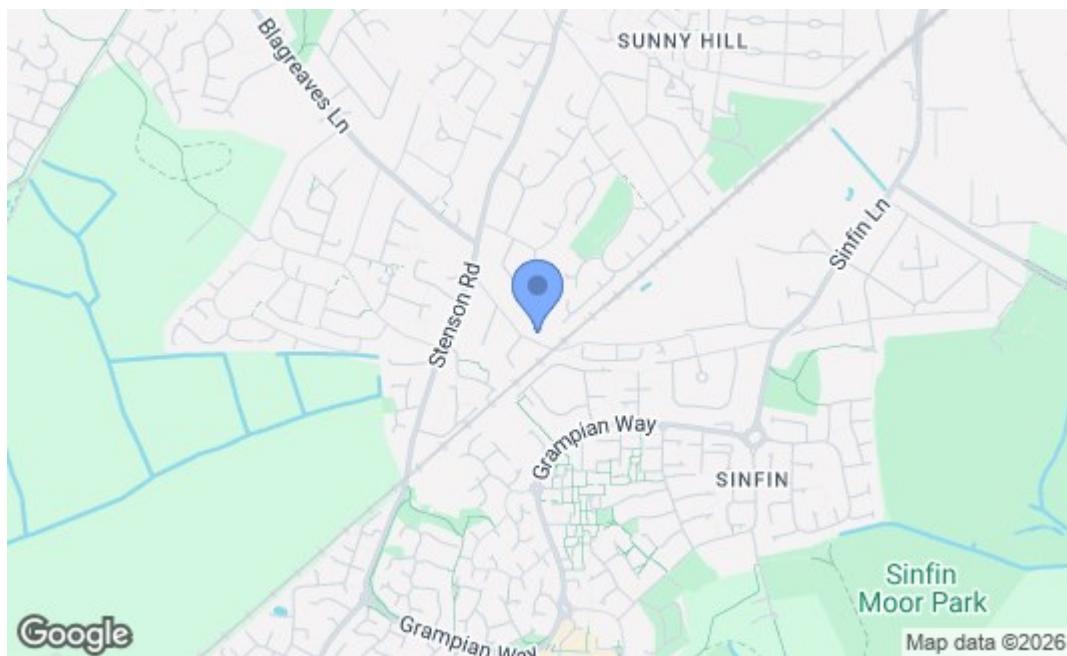
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.