

## 107 Tutbury Avenue, Littleover, Derby, DE23 3XA

Offers Over £280,000

Freehold



- Stylishly Presented Throughout
- Ideal for a Couple or Family
- Gas Central Heating & Double Glazing
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Principle Bedroom with En-Suite Shower Room
- Two Further Good Size Bedrooms & Bathroom
- Enclosed Rear Garden
- Garage with Electric Door & Driveway in Front





## Summary

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This is a modern, Miller built, three bedroom, semi-detached residence in the popular Highfields estate in Littleover.

The accommodation comprises entrance hall, fitted guest cloakroom, lounge/dining room and kitchen. The first floor landing leads to a principle bedroom with en-suite shower room, two further good size bedrooms and a bathroom.

To the rear of the property there is an enclosed garden with lawn, herbaceous borders, patio and a door to the garage. To the front is a driveway and there is access to the garage which has an electric door.

# F&C

### **The Location**

Highfields estate benefits from a brand new primary school, a parade of shops and easy access to further amenities in Heatherton and Littleover village centre. The property has quick access to excellent transport links including the A38 and the A50.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

11'6" x 3'10" (3.53 x 1.17)

Having a central heating radiator and staircase to first floor.

##### **Fitted Guest Cloakroom**

6'11" x 3'0" (2.12 x 0.93)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

## Lounge/Dining Room

15'8" x 13'3" (4.78 x 4.06)

With central heating radiator, understairs storage cupboard, TV and telephone points and double glazed French doors to garden.



### **Kitchen**

11'5" x 6'2" (3.50 x 1.89)

Comprising a stylish L-shaped worktop with sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards (one of which houses the boiler), inset four plate gas hob with extractor hood over and built-in oven beneath, integrated fridge freezer and dishwasher, appliance space suitable for washing machine, central heating radiator and double glazed window to front.



### **First Floor Landing**

7'8" x 3'2" (2.35 x 0.97)

A semi-galleried landing.

### **Principle Bedroom**

12'11" x 9'7" (3.94 x 2.93)

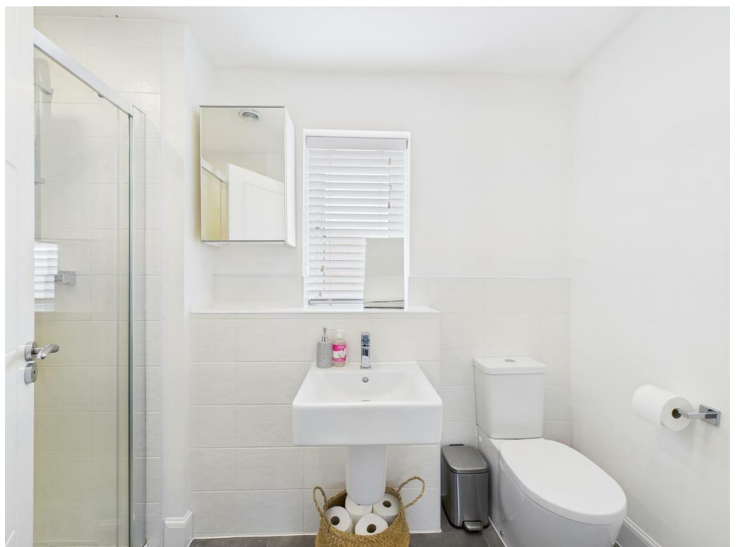
Having a central heating radiator and double glazed window to front.



### **Well-Appointed En-Suite Shower Room**

9'7" x 4'10" (2.93 x 1.48)

Appointed with a low flush WC, half pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to rear.



### **Bedroom Two**

13'3" x 9'11" (4.06 x 3.03)

With useful storage cupboard, central heating radiator and two double glazed windows to front.



### **Bedroom Three**

13'5" x 6'3" (4.09 x 1.93)

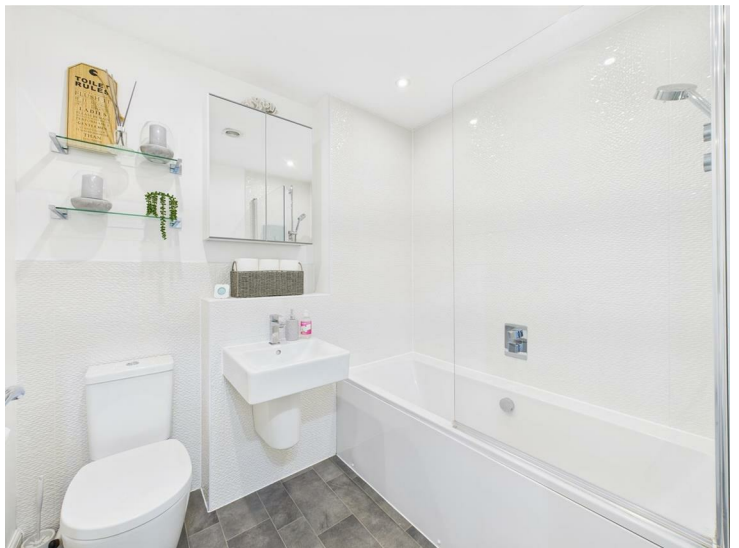
Having a central heating radiator and double glazed window to rear.



### **Bathroom**

7'1" x 6'2" (2.17 x 1.90)

Well-appointed and fitted with a low flush WC, half pedestal wash handbasin, bath, central heating radiator and recessed ceiling spotlighting.



## Outside

To the rear of the property is an enclosed garden featuring lawn, borders and patio. There is outdoor power and rear pedestrian access to the garage. To the front of the property there is a good sized driveway giving access to the attached garage.



## Garage

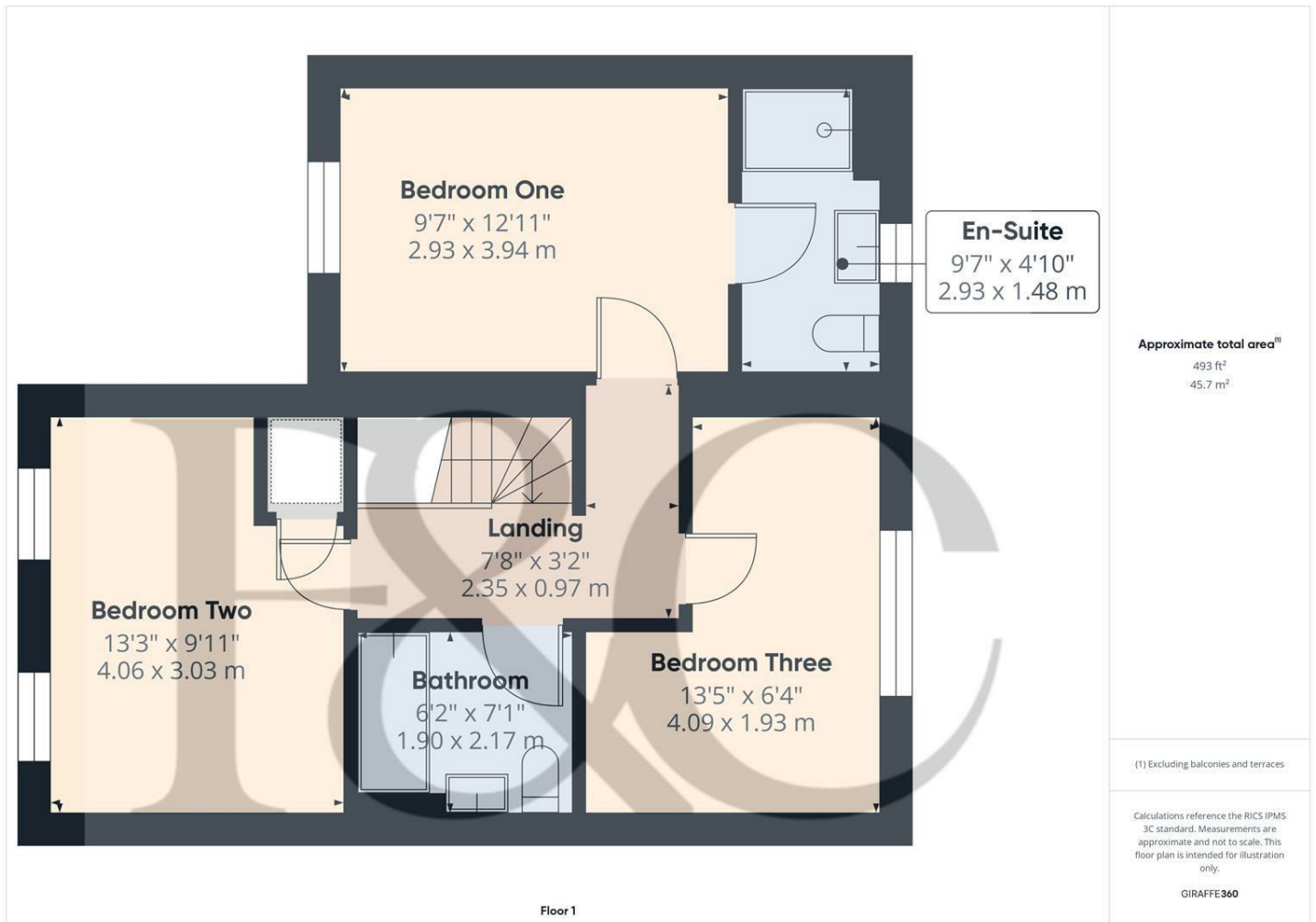
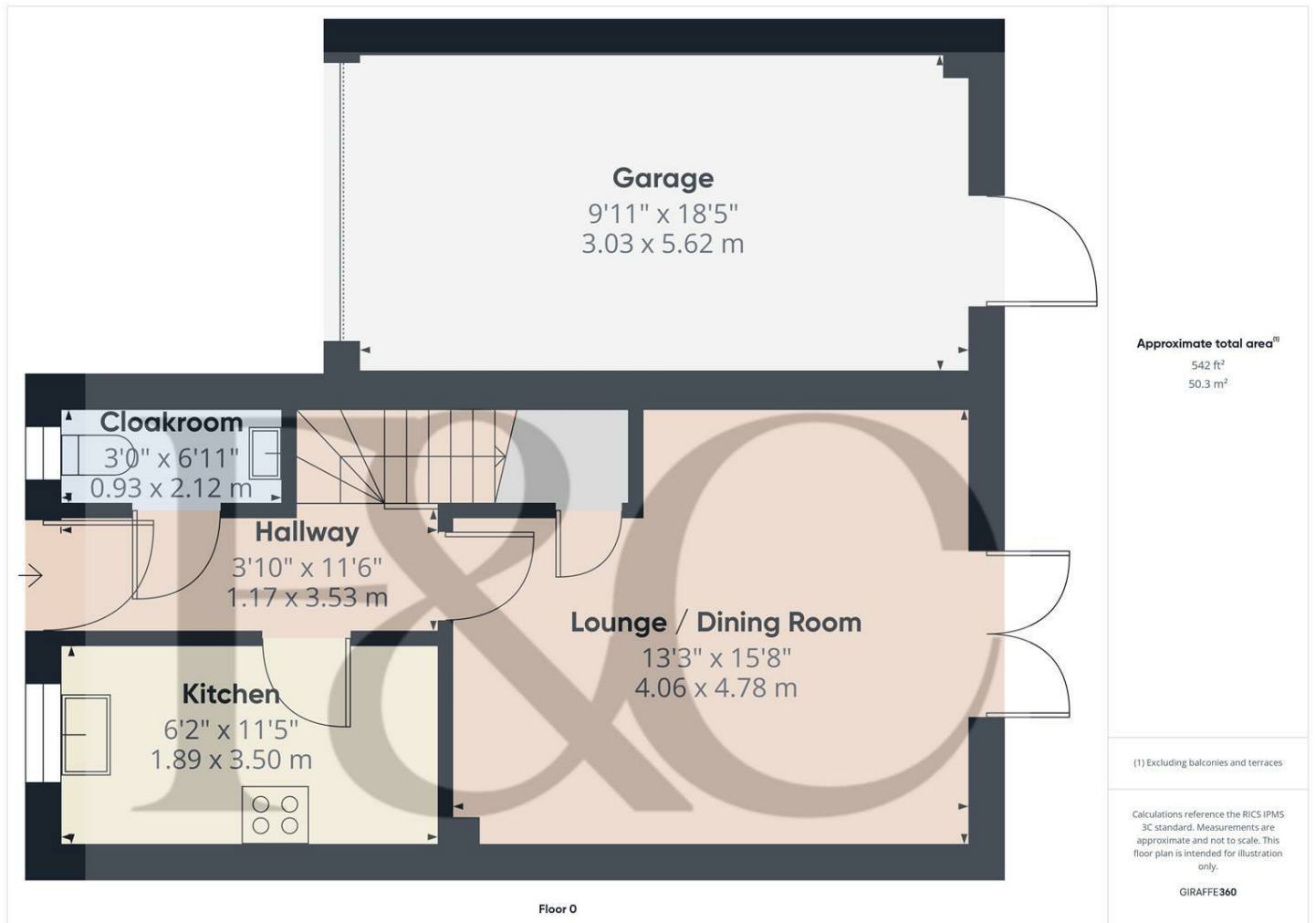
18'5" x 9'11" (5.62 x 3.03)

With remote controlled electric door.

## Council Tax Band C

## Estate Management Fees

Please note, we have been informed by the vendor that there is an approximate annual estate service charge of £180. Should you proceed with the purchase of this property this must be verified by your solicitor.





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107 Tutbury Avenue  
Littleover  
Derby  
DE23 3XA

Council Tax Band: C  
Tenure: Freehold

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

