

Fletcher & Company

69 Tutbury Avenue, Littleover, Derby, DE23 3UX

Offers Around £284,950

Freehold



- A Superbly Presented Three Storey Townhouse
- Envious Location Close To All Local Amenities
- Entrance Hall And Cloakroom/WC
- Open Plan Kitchen/Dining/Living Space Opening To The Garden
- First Floor Sitting Room
- One Bedroom And A Bathroom To The First Floor
- Two Double Bedrooms And En Suite To Second Floor
- Driveway And Single Garage
- Low Maintenance Rear Garden And Patio
- Easy Access To Derby City Centre, A38, A50 And M1





Summary

A beautifully appointed, three storey townhouse located on sought after Tutbury Avenue. The house benefits from close proximity to local amenities, including highly-regarded schools, shopping facilities and healthcare services. There are also plenty of green spaces and recreational areas nearby, perfect for outdoor activities and family outings. In addition, the house is perfectly placed for easy access to Derby City Centre, the A38, A50 and M1

The property has versatile accommodation comprising; Entrance hall, cloakroom/WC and an open plan living/dining Kitchen with integrated appliances. To the first floor is a sitting room (potential for bedroom four) with French windows and a Juliet balcony, one bedroom and a bathroom. On the second floor are two further double bedrooms and an en-suite shower room.

A driveway provides off road parking and leads to a single garage with power. To the rear is a low maintenance, enclosed garden and patio.

An internal inspection is strongly advised to fully appreciate spacious and well presented property.

F&C

Entrance Hall

8'0" x 5'8" (2.45 x 1.73)

Having a composite entrance door, a central heating radiator, a double glazed window to the front and a woodgrain effect floor. Stairs lead off to the first floor.



Cloakroom/WC

5'8" x 4'1" (1.74 x 1.27)

Appointed with a two-piece modern white suite comprising a pedestal wash handbasin and low flush WC with complimentary tiling to the splashback areas. There is a wood grain effect floor, a central heating radiator and a UPVC double glazed window to the front.



Living/ Dining Kitchen

20'0" x 12'4" (6.12 x 3.76)

Comprehensively fitted with a range of base cupboards, drawers and eyelevel units with a complementary wood grain effect worksurface over incorporating a stainless steel sink draining unit with mixer tap. Integrated appliances including electric oven, gas hob with stainless steel splashback, a stainless steel extractor hood with light, a refrigerator, freezer and dishwasher. Having tiling to the splashback areas, a wood grain effect floor which runs through to the dining area and a central heating radiator. An under stairs cupboard provides excellent storage space for an automatic washing machine. Double glazed French doors provide access to the rear garden and patio.



On The First Floor

Landing

16'0" x 5'10" (4.90 x 1.80)

With a central heating radiator, a double glazed window to the front elevation and stairs lead off to the second floor.

Sitting Room

12'7" x 10'0" (3.84 x 3.06)

Having a central heating radiator and UPVC double glazed French windows with a Juliet balcony overlook the rear garden.



Bedroom Three/Office/Study

9'6" x 6'4" (2.90 x 1.95)

With a central heating radiator and a UPVC double glazed window to the front elevation.



Bathroom

6'3" x 6'3" (1.92 x 1.93)

Appointed with a modern white three-piece suite comprising a panelled bath with electric shower over and glass shower screen a wall mounted wash hand basin and a low flush WC with tiling to all splashback areas. Having inset spotlighting, an extractor fan, a central heating radiator.



On The Second Floor

Landing

6'6" x 3'10" (2.00 x 1.19)

Having access to Bedroom One and Two

Bedroom One

12'7" x 10'8" (3.84 x 3.27)

With a central heating radiator and a UPVC double glazed window to the rear elevation.



En-Suite

5'9" x 5'7" (1.76 x 1.71)

Appointed with a modern white three-piece suite comprising a corner shower cubicle with glass shower doors and mains fed shower over , a wall mounted wash hand basin and a low WC with complementary tiling to all splashback areas. Having an extractor fan, inset spotlighting and a central heating radiator.

Bedroom Two

11'1" x 9'3" (3.38 x 2.82)

With a UPVC double glazed window to the front elevation and a central heating radiator. Built-in cupboard provides excellent storage space and access is provided to the roof void.



Outside

A path leads to the front door.

A driveway runs to the side of the house and provides off road parking for two cars. This leads to a Single Garage. A gate to the side provides access to an enclosed rear garden which is laid out in a low maintenance theme and comprises a paved patio with lawned garden beyond, having borders which are well stocked with a variety of shrubs and flowering plants. There is a bespoke hand built BBQ and pizza oven with log store.



Council Tax Band C



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
909.12 ft²
84.46 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Littleover
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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	