

Fletcher & Company

20 Lime Avenue, Breadsall Hilltop, Derby, DE21 4GD

Offers Around £295,000

Freehold



- Quiet Cul-de-Sac Location
- Superb Storage Facilities / Spacious Workshop
- Storm Porch & Entrance Hall
- Breakfast Kitchen
- Lounge with Log Burner
- Three First Floor Bedrooms & Shower Room
- Partially Converted Attic Room
- Stylish Low Maintenance Rear Garden
- Close to Excellent Facilities
- Easy Access to Transport Links





Summary

A greatly improved, three bedroom, semi-detached residence occupying a very popular cul-de-sac location in Breadsall Hilltop.

The property is situated towards the head of this quiet cul-de-sac and benefits from an attractive storm porch, entrance hall, fitted guest cloakroom, open plan breakfast kitchen and lounge with log burner. The first floor accommodation features three bedrooms and a shower room. To the second floor is a partially converted attic room which, once complete, would provide a further bedroom (subject to planning/necessary regulations).

The property is set back behind timber fencing leading to a driveway and an attached outbuilding. The property would ideally suit somebody working from home or requiring storage facilities as it benefits from a large workshop to the foot of the garden with power and lighting. There is a covered seating area and low maintenance garden with stone terrace and raised borders.

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The Location

The property's location is highly convenient for Derby City centre with excellent transport links close by as well as the Meteor retail park. A regular bus service runs into the city centre where a full range of facilities are available.

Accommodation

Ground Floor

Storm Porch

An attractive pitched roof storm porch sits over a panelled entrance door providing access to porch/entrance hall.

Entrance Hall

8'0" x 5'7" (2.44 x 1.72)

With central heating radiator, staircase to first floor and window to side.

Lounge

17'11" x 10'10" (5.47 x 3.31)

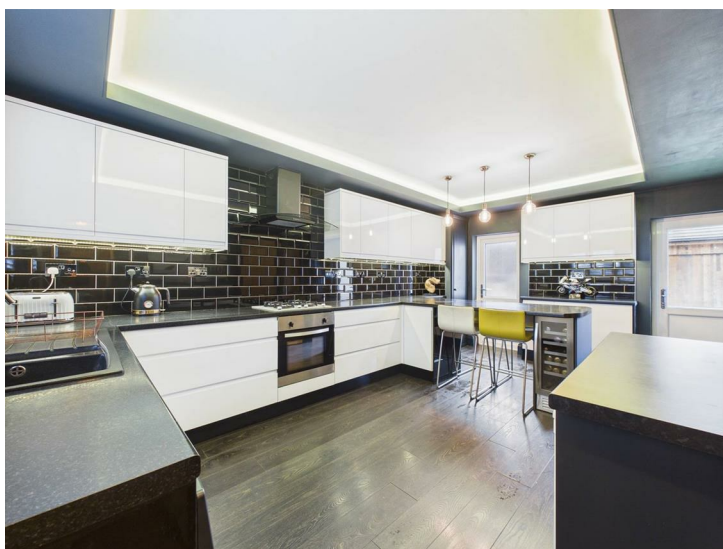
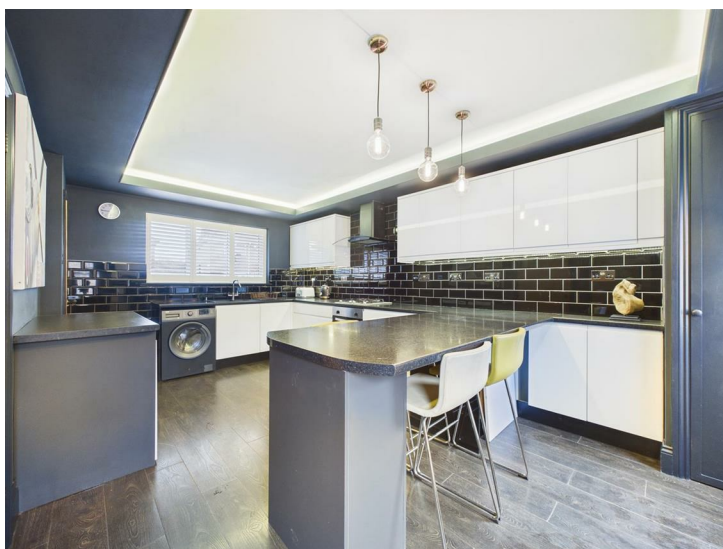
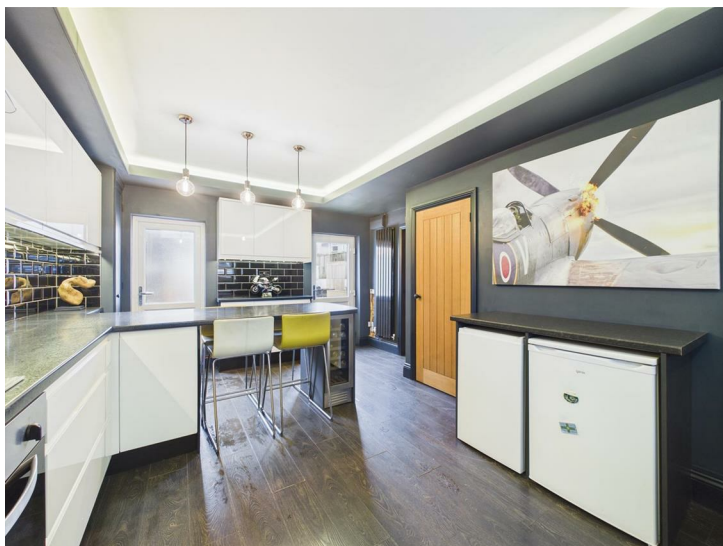
A dual aspect room incorporating a window to the front and sliding patio doors to the rear with feature fireplace with decorative surround, stone hearth and cast iron log burner, central heating radiator, exposed wood floorboards and decorative coving.



Breakfast Kitchen

18'2" x 11'0" (5.55 x 3.36)

Featuring granite effect preparation surfaces extending to breakfast bar, tiled surrounds, inset sink unit with mixer tap, four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for washing machine, fridge and freezer, gloss finish base cupboards and drawers, complementary wall mounted cupboards, feature lighting to the ceiling, floor to ceiling central heating radiator, two doors to the rear and further internal door to fitted guest cloakroom.



Fitted Guest Cloakroom

4'11" x 2'9" (1.51 x 0.86)

Appointed with a low flush WC and wash handbasin.

First Floor Landing

6'3" x 3'8" (1.92 x 1.13)

Bedroom One

17'9" x 10'10" (5.42 x 3.31)

With central heating radiator, open storage, tiled section housing a freestanding roll edge, claw foot bath with shower attachment and windows to front and rear.



Inner Landing

With staircase to second floor.

Bedroom Two

10'10" x 9'4" (3.32 x 2.85)

Having a central heating radiator and window to front.



Bedroom Three

8'0" x 7'11" (2.46 x 2.43)

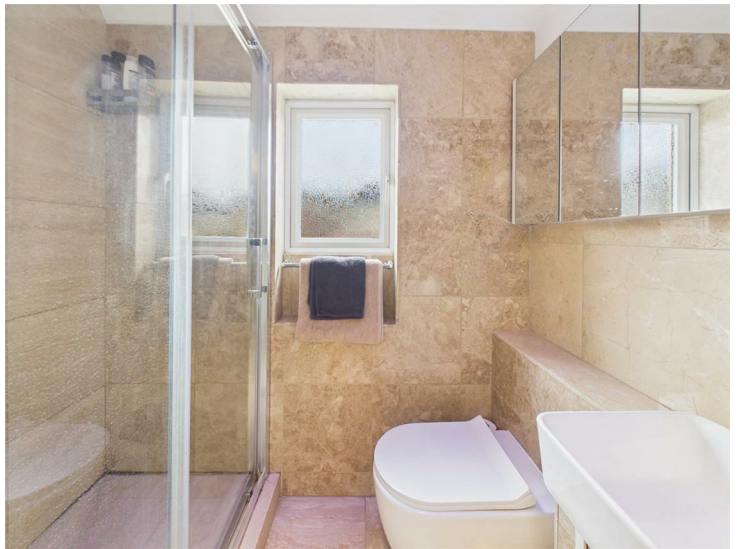
Having a central heating radiator and window to rear.



Well-Appointed Shower Room

6'6" x 4'1" (2.00 x 1.26)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and shower cubicle.



Second Floor Accommodation

24'3" x 16'5" (7.41 x 5.02)

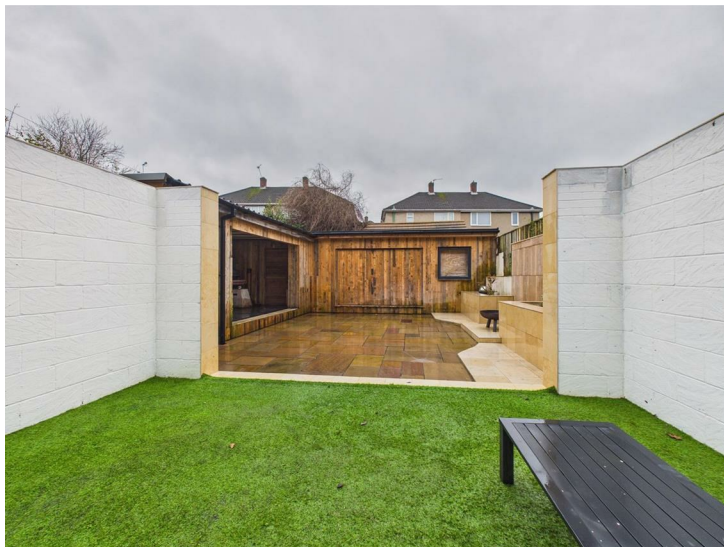
Currently a partially converted attic room which, if completed to building regulations, would create a fabulous, further good sized bedroom with Velux window to front and window to rear.



Outside

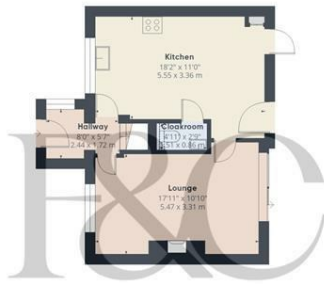
The property is set back behind attractive timber gates leading to a driveway and attached outbuilding running down the side of the house.

To the rear of the property is an artificial lawn immediately off the lounge with stone terrace, feature raised borders, seating area and spacious workshop. The workshop has power and lighting and would be ideal for someone working for themselves requiring storage space.

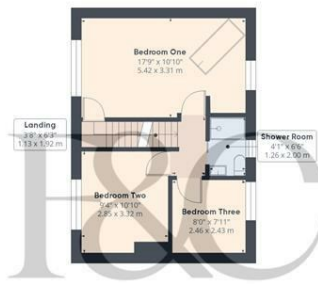


Council Tax Band B

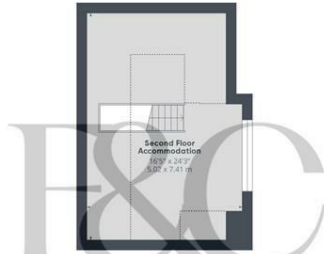




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area[®]

2032 ft²
188.8 m²

Reduced headroom

194 ft²
18 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: B
Tenure: Freehold

