



**91 Tutbury Avenue, Littleover, Derby, Derbyshire, DE23 3XA**

**O.I.R.O £350,000**

This charming 4-bedroom detached house, featuring a bay-fronted reception room, open-plan kitchen with garden access, master suite with en-suite, ample parking, and a convenient family-friendly location, is in good condition and ready for a new family.



Sales: 01283 777100  
Lettings: 01332 511000

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## Summary Description

This delightful 4-bedroom, detached house is currently on the market, in good condition and ready for a new family to call it home. The residence boasts a well-appointed layout with an array of spaces designed for comfortable living.

The property features one bay-fronted reception room, offering a comfortable lounge space for relaxation or entertaining guests. The kitchen is an open-plan design, complete with built-in pantries and a dedicated dining space. An added benefit of the kitchen is direct access to the garden, making it perfect for al fresco dining or watching the children play while preparing meals.

The home offers four bedrooms in total, two of which are double-sized, with the master suite offering the added luxury of an en-suite shower room. The other two bedrooms are single-sized, offering versatility for use as children's rooms, guest rooms, or a home office.

The property features one main bathroom, fitted with a bath with an electric shower over, providing the perfect place to unwind after a long day.

Outside, the property does not disappoint with its unique features. The garden is a lovely space to enjoy the outdoors, while the single garage and double tandem driveway provide ample parking options.

The location is ideal for families, with public transport links, schools, local amenities and green spaces all within easy reach, ensuring all your needs are catered for.

This house offers a unique blend of comfortable living spaces, practical features and a convenient location. It's a property not to be missed!

## Entrance Hall

Carpeted and neutrally decorated with front aspect part decorative obscure glazed galvanised main entrance door, carpet matwell, radiator.

## Lounge

16'0" x 12'10" (4.89 x 3.92)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, tv, telephone, sky and cable points, radiator.

## Kitchen/Diner

17'7" x 11'8" (5.38 x 3.57)



Having wood effect Karndean flooring and neutral decor with rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, a range of fitted wall and floor units to gloss white with stone effect roll edge worktops, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, inset gas hob with chimney style extractor hood over, integrated double electric oven, integrated dishwasher, integrated washing machine, radiator, under stairs storage cupboard.

## Guest Cloakroom

Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

## Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle balustrade, radiator, airing cupboard with Potterton gas combination boiler, access to roof space.

## Bedroom One

8'9" x 12'11" (2.68 x 3.94)



Carpeted and neutrally decorated with front aspect upvc double glazed window, tv point, radiator.

## En Suite Shower Room

Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, inset lights to ceiling, wall mounted wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, tiled splashbacks, radiator.

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## Bedroom Two

8'7" x 11'7" (2.64 x 3.54)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

## Bedroom Three

12'0" x 5'10" (3.68 x 1.78)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

## Bedroom Four

8'5" x 8'2" (2.57 x 2.5)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

## Bathroom



Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, inset lights to ceiling, wall mounted wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome monobloc tap and electric shower over, tiled splashbacks, radiator.

## OUTSIDE

### Frontage and Driveway

To the front you will find a lawned garden with metal fencing and path leading to the front door. Parking is provided by a Tarmacadam tandem double driveway.

### Garage

To the rear of the driveway you will find a detached single garage, with metal up and over door, light and power.

## Rear Garden



Accessed via a gate from the driveway you will find an enclosed and private garden which has been landscaped to provide a mixture of lawn, patio and planting borders.

## Material Information

Verified Material Information

Council tax band: E  
Council tax annual charge: £2566.17 a year (£213.85 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: B

Please see the link for additional material information:  
<https://moverly.com/sale/9ta1vmbqFv4JmreNcXamJ2/view>

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## Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Buying to Let?

Guide achievable rent price: £1700.00 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## Location / what3words

what3words ///novel.looked.bonds

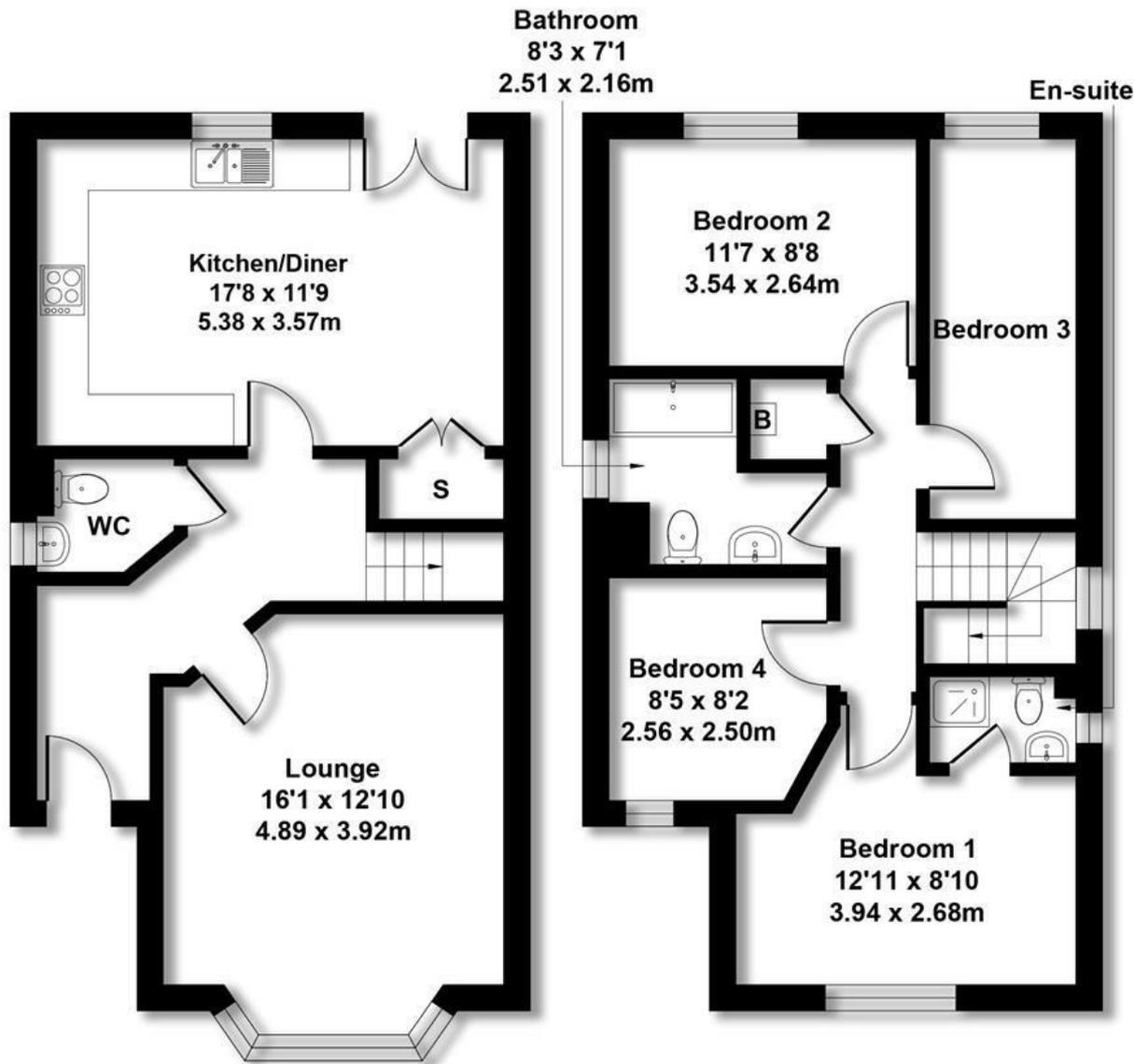


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# 91 Tutbury Ave

Approximate Gross Internal Area

1087 sq ft - 101 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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