



34 Maple Avenue

Littleover | DE23 1QD | Guide Price £240,000

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- Guide Price £240,000 - £250,000
- Three Bedrooms
- Kitchen With A Seperate Utility
- Driveway - Rear Garden
- EPC Rating C
- Semi-Detached House In Littleover
- Two Reception Rooms
- Bathroom - D/S WC
- Freehold
- Council Tax Band B





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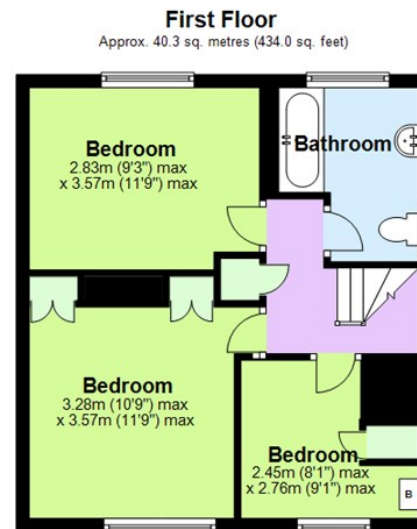
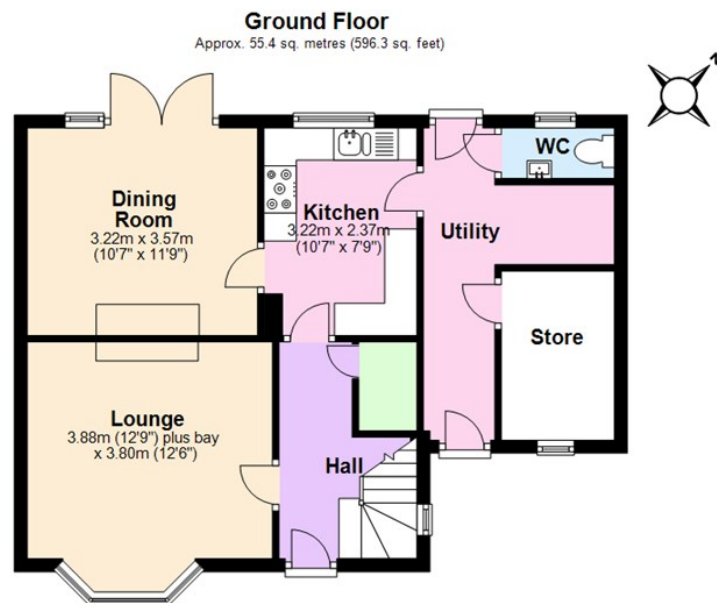
Royston & Lund are pleased to present this well-presented semi-detached house situated in Littleover, Derby. Littleover, nestled within the city of Derby serves as both a village and a suburb. Positioned amidst Sunny Hill, and Mickleover, it lies approximately three miles to the southwest of Derby's bustling city center which includes an array of amenities including shopping centres, restaurants and a train station, Royal Derby hospital, and close the A38 and A50.

Upon entering the property you are greeted by the entrance hall which provides access to the accommodation over both floors. The lounge is accessed via the door on the left hand side. The lounge is a nicely-sized reception room with a large bay window to the front elevation which provides natural lighting throughout. There is a second reception room which acts as the dining room with French doors into the rear garden. The kitchen includes a range of units which provide ample storage. Lastly, to the ground floor there is a utility space which provides further access to a useful ground floor WC and storage cupboard.

To the first floor there are three generously sized bedrooms. The bedrooms are complemented by an exquisite three piece white suite including a wash basin, WC and a bath with an overhead shower.

Outside, there is a driveway to the front of the property. To the rear there is a larger than average rear garden which includes plants/shrubs, lawn and a patio area. There is also a former detached avery which now acts as a workshop which comes complete with electricity and plumbing.





Total area: approx. 95.7 sq. metres (1030.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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. 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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 (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		

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