



Birchwood Avenue, Littleover Derby DE23 1QA

welcome to

Birchwood Avenue, Littleover Derby

A well-loved three-bedroom detached bungalow on sought-after Birchwood Avenue, offering spacious accommodation, a large driveway, garage and generous rear garden. Featuring a lounge with bay window, kitchen diner and three double bedrooms, this home offers excellent potential to personalise.





Total floor area 143.9 m² (1,549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

About The Area

Lounge

13' 10" x 13' + BAY (4.22m x 3.96m + BAY)

Kitchen

17' 2" x 12' 10" (5.23m x 3.91m)

Dining Room

10' 7" x 9' 7" (3.23m x 2.92m)

Bedroom 1

13' 10" x 12' 6" (4.22m x 3.81m)

Bedroom 2

11' 5" x 9' 6" (3.48m x 2.90m)

Bedroom 3

13' 1" x 8' 11" (3.99m x 2.72m)

Garage

28' 10" x 10' 6" (8.79m x 3.20m)

Workshop

8' 9" x 6' 4" (2.67m x 1.93m)

Shower Room

7' 9" x 6' 6" (2.36m x 1.98m)

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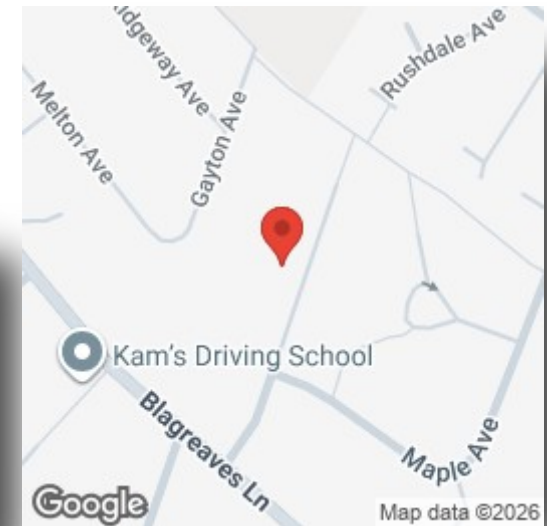
- Detached three-bedroom bungalow in a sought-after location
- Three generous double bedrooms, including fitted wardrobes to the principal bedroom
- Spacious lounge with bay window and feature fireplace
- Large driveway and substantial single garage
- Generous rear garden with excellent potential for enhancement

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£325,000



Situated on the popular Birchwood Avenue in Derby, this well-loved three-bedroom detached bungalow presents a fantastic opportunity for buyers seeking spacious single-storey living with plenty of scope to modernise and create their ideal home. Set back from the road, the property benefits from a large driveway providing ample off-road parking and access to a substantial single garage. Entering through the front porch, you are welcomed into a central hallway which provides access to all principal rooms. To the left is a generously sized lounge featuring a charming fireplace and attractive bay window, creating a bright and inviting living space. Positioned to the rear of the property is the kitchen diner, offering ample room for everyday dining and family life. The adjoining dining room enjoys pleasant views over the rear garden and features a door leading outside, as well as internal access to the garage. From the hallway, the sleeping accommodation is located to the right-hand side and comprises three well-proportioned double bedrooms. The principal bedroom overlooks the front aspect and benefits from built-in wardrobes, whilst the remaining two double bedrooms are positioned centrally and to the rear. A shower room serves all three bedrooms. Outside, the property boasts a generous rear garden, providing an excellent space for gardening or future landscaping projects. This bungalow offers an opportunity to acquire a spacious home in a desirable location.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR109653 - 0002

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