



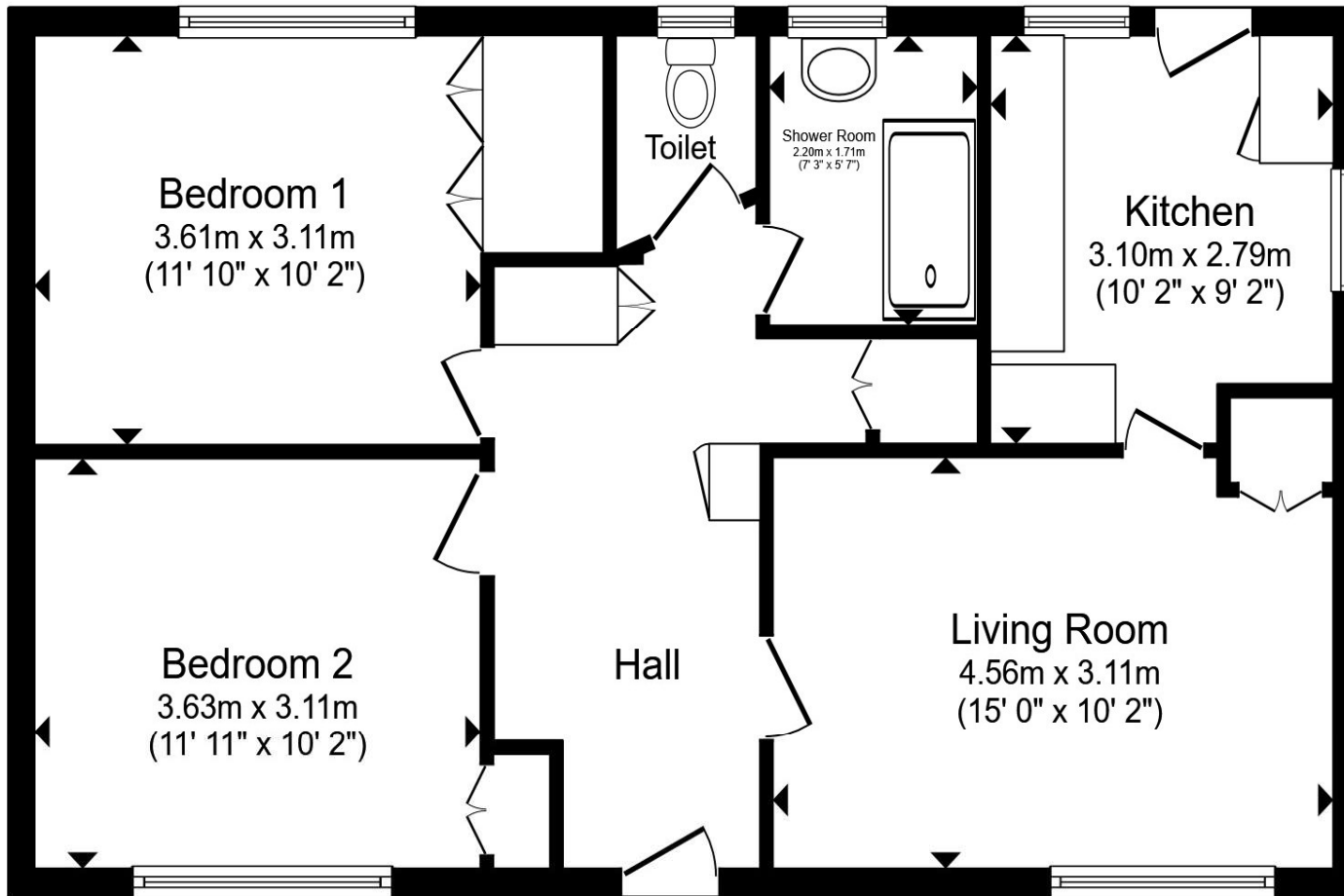
Bretton Avenue, Littleover Derby DE23 6EE

welcome to

Bretton Avenue, Littleover Derby

A well-proportioned two-bedroom end-terrace bungalow in Littleover, offering a spacious living room, fitted kitchen with garden access, two double bedrooms, and separate W.C. and shower room. Benefitting from a private rear garden, ideal for comfortable single-level living.





About The Area

Living Room

15' x 10' 2" (4.57m x 3.10m)

Kitchen

10' x 9' 2" (3.05m x 2.79m)

Bedroom 1

11' 10" x 10' 2" (3.61m x 3.10m)

Bedroom 2

11' 11" x 10' 2" (3.63m x 3.10m)

Shower Room

7' 3" x 5' 7" (2.21m x 1.70m)

Toilet

Total floor area 66.7 m² (718 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

welcome to Bretton Avenue, Littleover Derby

- Two-bedroom end-terrace bungalow
- Spacious living room with storage
- Fitted kitchen with garden access
- Two double bedrooms with wardrobes
- Rear garden with patio and lawn

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£160,000



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Property Ref:
DBY122132 - 0004

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Situated on Bretton Avenue in the sought-after area of Littleover, this two-bedroom end-terrace bungalow offers well-laid-out accommodation, ideal for those seeking single-level living in a convenient location.

The property is entered via the front into a central hallway, which provides access to all rooms. To the right, a bright and spacious living room is positioned to the front, featuring a window that allows for plenty of natural light, along with a useful storage cupboard. From here, there is access through to the kitchen, located at the rear of the property. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace, and provides direct access to the rear garden.

To the left of the hallway, there are two generously sized double bedrooms. The front bedroom benefits from built-in wardrobes, while the rear bedroom also includes fitted wardrobes and enjoys views over the garden. The accommodation is further complemented by a separate W.C. and a fitted shower room, comprising a shower and hand wash basin.

Externally, the property features a pleasant rear garden, with a patio area and lawn, creating an ideal space for relaxing or entertaining.



Please note the marker reflects the
postcode not the actual property



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1
2DG



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