



## 92 Willson Avenue, Littleover, Derby, DE23 1DA

**£199,950**



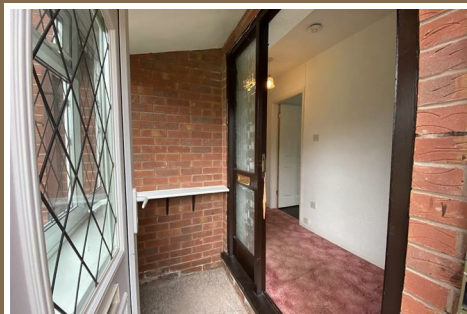
An impressive and genuinely deceptively spacious two bedroom bungalow positioned at the end of a row, with two reception rooms, generous garden, driveway and garage offered for sale with no chain.





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**£199,950**



## DIRECTIONS

Approaching Willson Avenue from Blagreaves Lane, turn left onto Willson Road then second right onto Willson Avenue, follow towards the end of the street where the bungalow will be found on the left just before the sharp bend in the road.

The gas centrally heated and UPVC double glazed accommodation which would benefit from light refurbishment comprises, entrance porch, long inner hallway with four store cupboards, lounge with sliding patio doors, separate dining room flowing into a fitted kitchen. Two double bedrooms, the main with fitted wardrobes and bow window, finally a three piece bathroom with shower over bath.

Externally there is a lawned front garden and planted side garden with paved pathway and gated access into the rear. The rear garden having a block paved patio, lawn, fully enclosed with fenced and brick walls and side door leading into the garage with driveway to the front.

Littleover is a highly popular suburb of Derby close to the city centre and with excellent local facilities for shopping, entertainment and leisure purposes. There is a frequent public transport service along with pleasant parks and walks including Sunningdale Park which is adjacent to the bungalow.

The property is an excellent option for the downsizer/retiree buyer and is offered for sale with no upward chain.

## ACCOMMODATION

### ENTRANCE PORCH

UPVC double glazed front door, windows, coat storage space, timber inner door into:

### HALLWAY

22 feet long with four very useful store cupboards, loft access and radiator.

### LOUNGE

12'11" x 11'6" (3.94m x 3.51m)

Having sliding doors leading to the rear patio and providing a pleasant aspect over the garden, gas fire with surround and hearth, media connection and radiator. Door into:

### DINING ROOM

9'5" x 8'7" (2.87m x 2.62m)

With ample space for a dining table and chairs, UPVC double glazed window, radiator and open plan access into:

### KITCHEN

11'5" x 8'2" (3.48m x 2.49m)

Also accessed from the hallway, having a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, electric oven, gas hob, space for further appliances, stainless steel sink and drainer, wall mounted modern combination boiler, UPVC double glazed window and door to garden.

## BEDROOM ONE

12'11" x 10'4" (3.94m x 3.15m)

A comfortable double bedroom with deep bow window with UPVC double glazed windows to the front elevation, fitted wardrobes with matching bedside cabinets and drawers, radiator.

## BEDROOM TWO

10'4" x 10'4" (3.15m x 3.15m)

A second generous double bedroom with UPVC double glazed window also to the front elevation, radiator.

## BATHROOM

Fitted with a three piece suite comprising a panelled bath with shower over, wash basin and WC, radiator.

## OUTSIDE

Externally there is a lawned front garden and planted side garden with paved pathway and gated access into the rear. The rear garden having a block paved patio, lawn, fully enclosed with fenced and brick walls and side door leading into the garage with driveway to the front.

## PLEASE NOTE

The bungalow fronts Willson Avenue with the driveway and garage only accessible by vehicle from Rosamund's Ride off Littleover Lane.







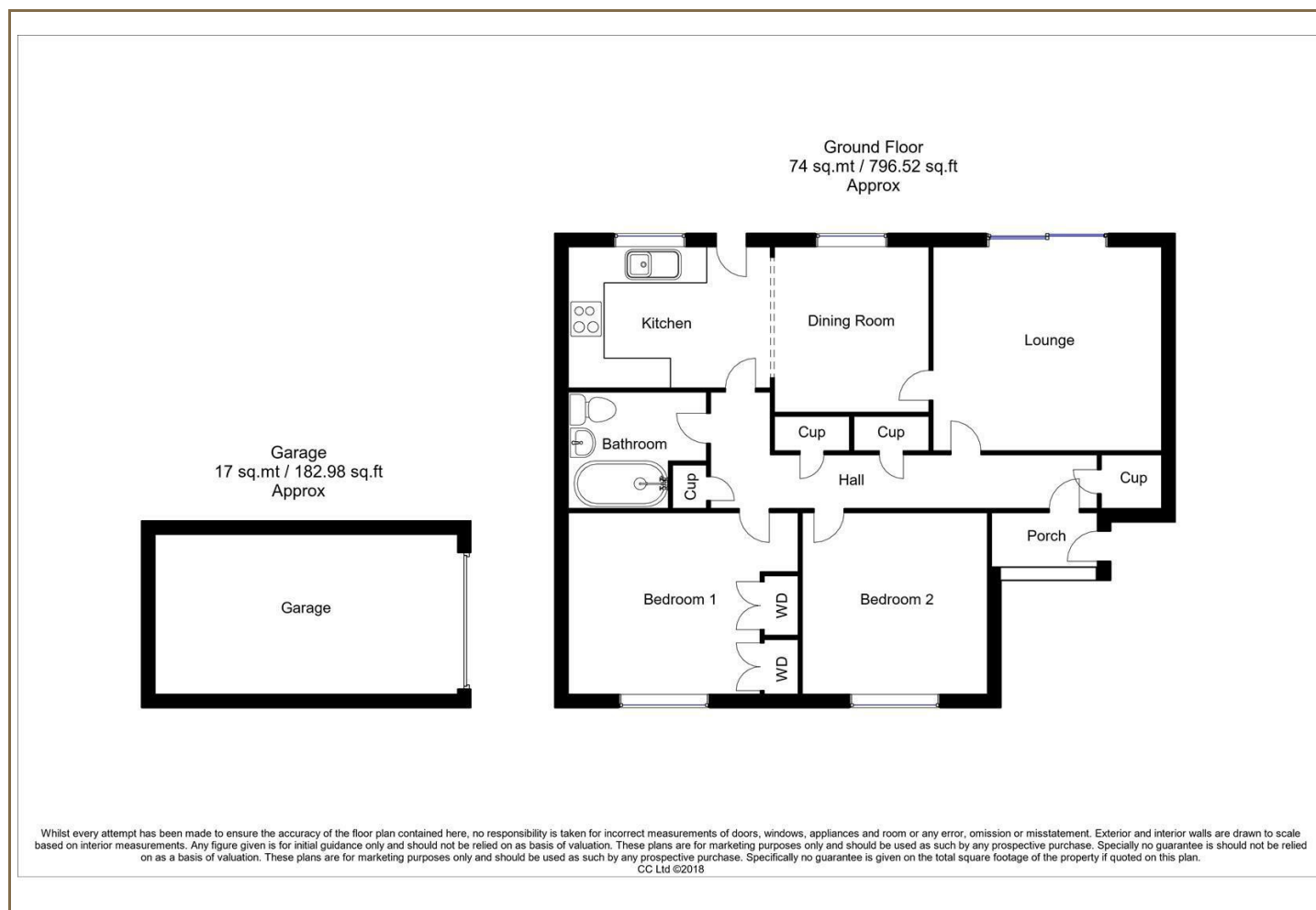




## Road Map



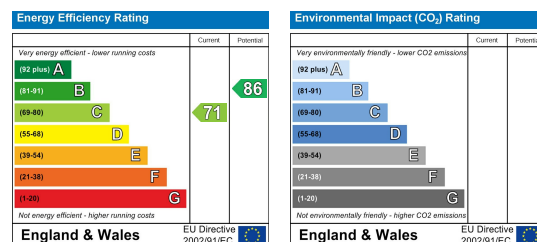
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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