



53 Tutbury Avenue

Littleover, Derby, DE23 3UX

**** WELL PRESENTED FAMILY HOME IN POPULAR LOCATION **** Entrance hall, guest cloakroom, lounge with double doors onto the garden, separate family room or dining room, fitted dining kitchen with built in appliances and double doors onto the garden. The first floor offers four good size bedrooms, master with an en suite shower room and a family bathroom. Enclosed garden, drive and a single garage. INTERNAL VIEWING IS A MUST

Offers Over £375,000

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- DETACHED FAMILY HOME
- DINING ROOM/FAMILY ROOM
- EN SUITE & BATHROOM
- EARLY VIEWING RECOMMENDED
- HALL & CLOAKROOM
- FITTED DINING KITCHEN
- GARDEN
- LOUNGE
- FOUR BEDROOMS
- DRIVE & GARAGE

HALL

CLOAKROOM

LOUNGE

16'10 x 10'2 (5.13m x 3.10m)

FAMILY/DINING ROOM

10'10 x 9'9 (3.30m x 2.97m)

FITTED DINING KITCHEN

15'2 x 15'1 (4.62m x 4.60m)

FIRST FLOOR LANDING

BEDROOM 1

15'2 x 10'0 (4.62m x 3.05m)

EN SUITE

BEDROOM 2

14'10 x 10'4 (4.52m x 3.15m)

BEDROOM 3

12'2 x 10'4 (3.71m x 3.15m)

BEDROOM 4

7'1 x 7'0 (2.16m x 2.13m)

BATHROOM

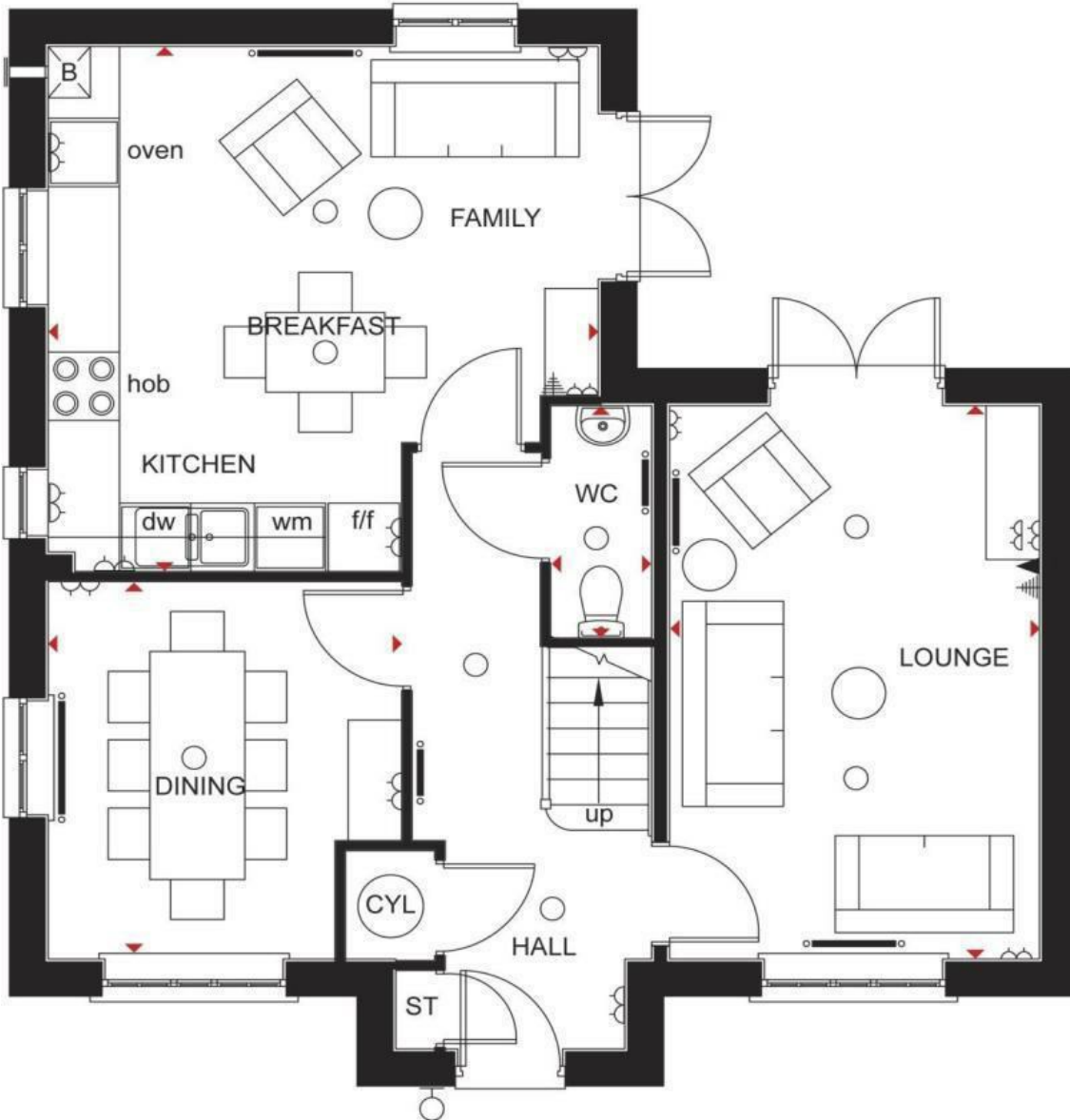
OUTSIDE



[Directions](#)



Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	