



ABODE  
SALES & LETTINGS



**\*\*\* IMMACULATE DETACHED PROPERTY WITH A CONSERVATORY \*\*\*\*** This is an impressive family home located in a popular part of Littleover and must be viewed to be fully appreciated. In brief the property offers a porch and hall, lounge diner, conservatory and a modern fitted kitchen, side porch. Three first floor bedrooms and a shower room, ample parking to the front, single garage, enclosed established rear garden with sheds and greenhouse. The property is conveniently located for access to the A38, A50, amenities of Heatherton, Littleover and Mickleover villages and is close to Derby Royal Hospital. It is also in the Littleover Community School catchment area which is a short walk away. Potential to extend to the front and rear subject to the necessary planning etc.



## PORCH

Entrance door into porch with a door into the hall

## HALL

Stairs to the first floor, radiator, storage cupboard and door to -

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a one and a half bowl sink and drainer unit. Fitted electric oven with gas hob with extractor hood, integrated fridge freezer, plumbing and space for a washing machine, upvc double glazed window overlooking the garden. Door to the side porch and lounge diner.

## SIDE PORCH

Useful storage space with doors to both aspects.

## LOUNGE DINER

Feature electric fireplace with a modern surround, two radiators, upvc double glazed to the front and upvc double glazed door and side glazed panels into the conservatory.

## CONSERVATORY

Brick base, tiled floor and upvc double glazed windows and doors onto the garden.

## FIRST FLOOR LANDING

Doors to -



## BEDROOM 1

Upvc double glazed window and a radiator.

## BEDROOM 2

Upvc double glazed window and a radiator.







### BEDROOM 3

Upvc double glazed window and a radiator.

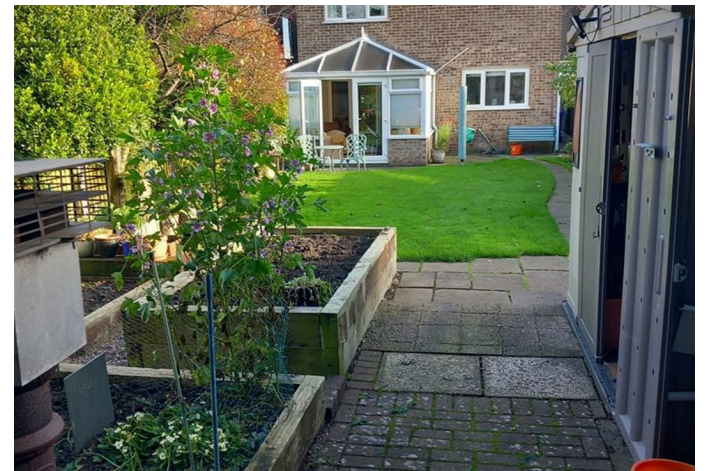
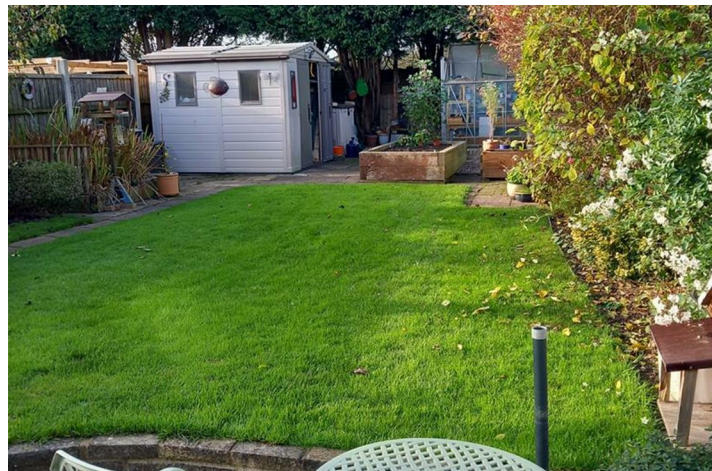
### SHOWER ROOM

Walk in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator airing cupboard and upvc double glazed window.

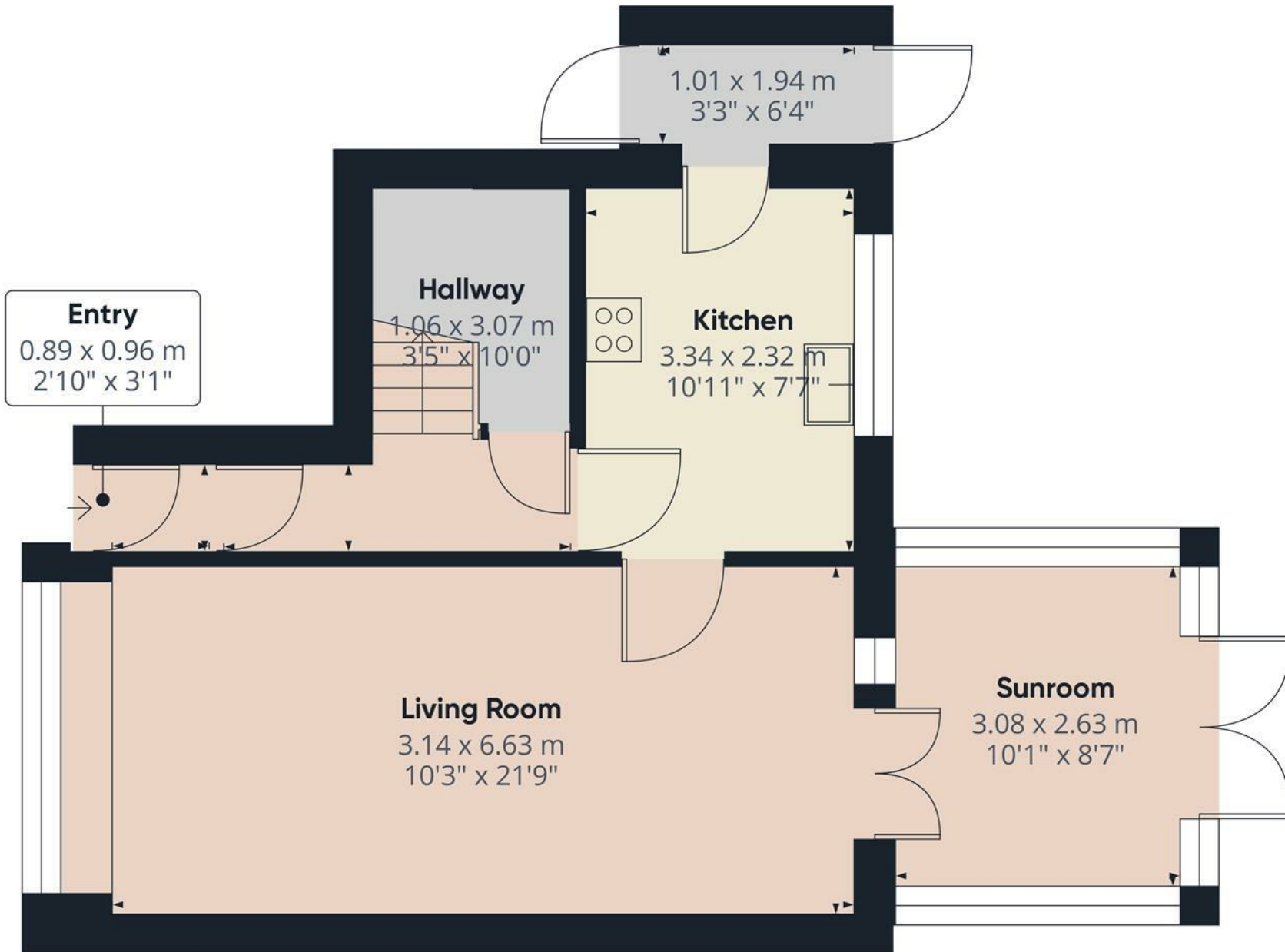
### OUTSIDE

Ample parking to the front and a single garage, side gated access to the enclosed rear garden offering a paved patio area, shaped lawns, well stocked borders and raised beds perfect for vegetables. There are two garden sheds and a greenhouse any of which can be removed if not required.









Floor 0

**Approximate total area<sup>(1)</sup>**

49.67 m<sup>2</sup>  
534.65 ft<sup>2</sup>

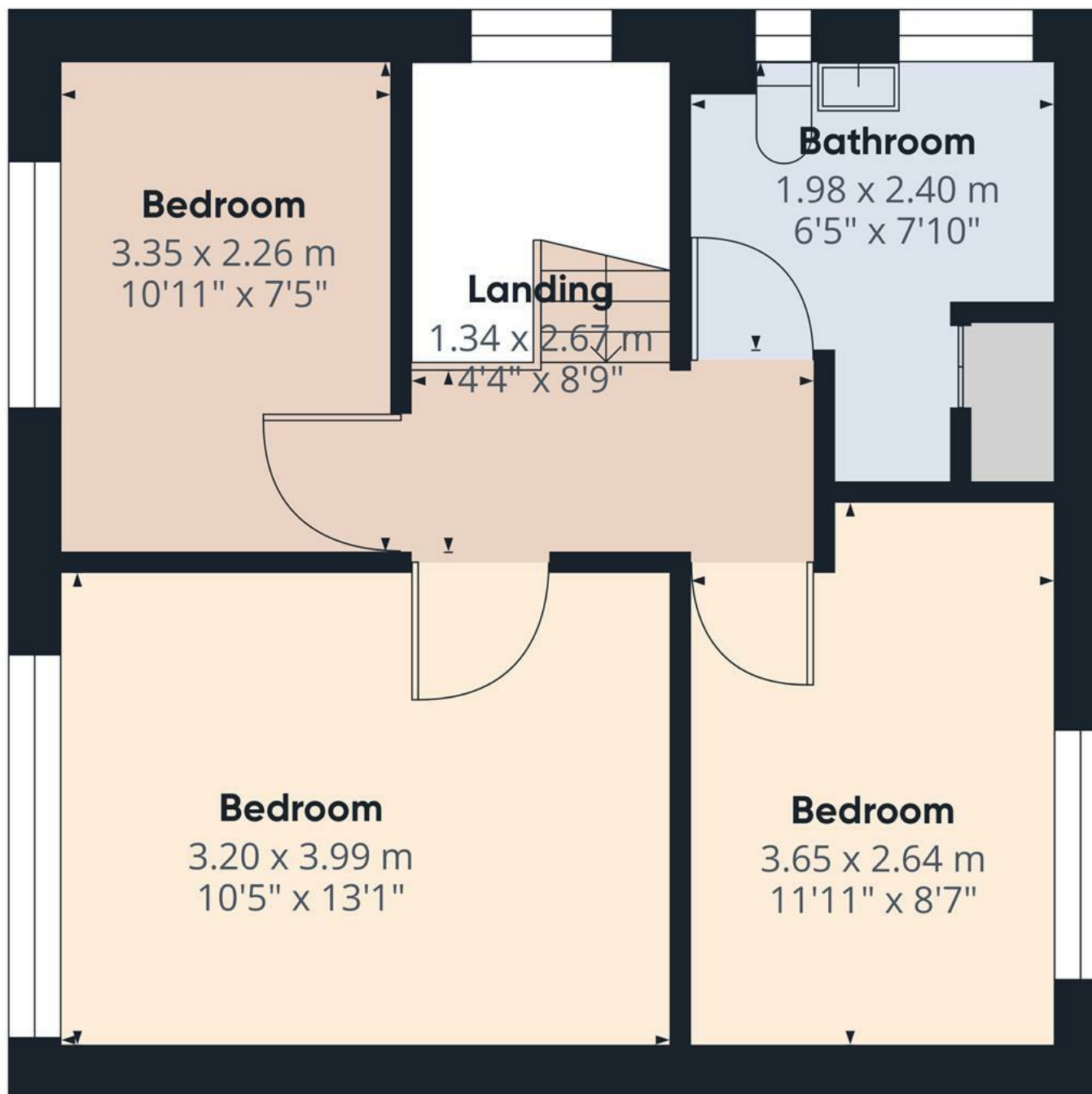
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**

39.61 m<sup>2</sup>  
426.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

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