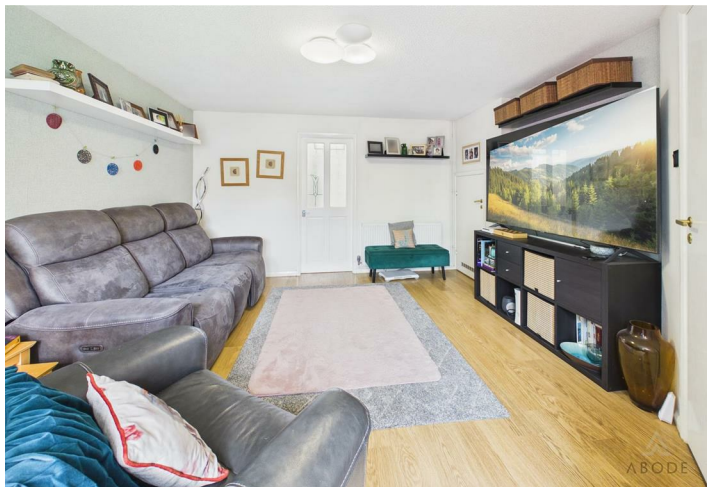






\*\*\*\* HIGH SPECIFICATION MODERN KITCHEN  
\*\*\*\* DOUBLE GARAGE \*\*\*\* This is an impressive semi detached property abutting the countryside. In brief the property offers a hall with guest cloakroom, lounge, and a fitted dining kitchen with doors onto the garden. Three first floor bedrooms and a family bathroom. Private rear garden with a covered seating area and garden side. Double garage offering plenty of potential subject to the necessary planning permissions. Littleover remains one of Derby's most sought-after residential locations, popular with families due to its excellent amenities, strong community feel and convenient access to major road links, including the A38 and A50. The area is particularly well regarded for schooling, with access to a range of respected primary and secondary schools, making it a desirable choice for families looking to balance convenience with green surroundings and countryside walks right on the doorstep.



## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

upvc double glazed window to the front, two radiators, wood effect flooring, under stairs storage cupboard and a door to -

## KITCHEN DINER

High specification fitted kitchen with wall mounted, base and drawer units, solid wood work surfaces, fitted electric oven and hob with extractor. Integrated dishwasher, plumbing and space for a washing machine, radiator, wood effect flooring, upvc double glazed window and doors onto the garden.

## FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -

## BEDROOM 1

Upvc double glazed window, wood effect flooring and a radiator.

## BEDROOM 2

Upvc double glazed window, wood effect flooring and a radiator.

## BEDROOM 3

Upvc double glazed window, wood effect flooring, wardrobes with sliding doors and a radiator.



## BATHROOM

Panel enclosed bath with a shower and a shower screen, low flush wc, wash hand basin, fully tiled walls and floor, ladder style radiator and upvc double glazed window.

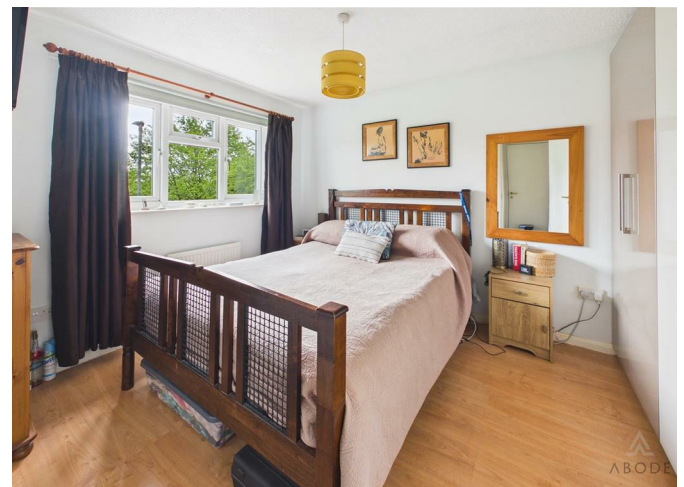
## DOUBLE GARAGE

With power and light and a personal door into the garden.

## OUTSIDE

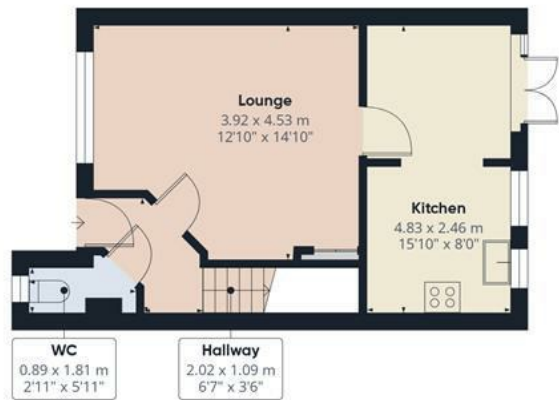
front lawn and drive in front of the double garage and with an EV charging point. The rear garden offers a decked patio, lawn and a further covered seating area and a garden shed.



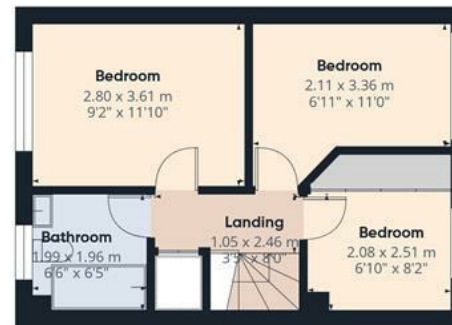








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

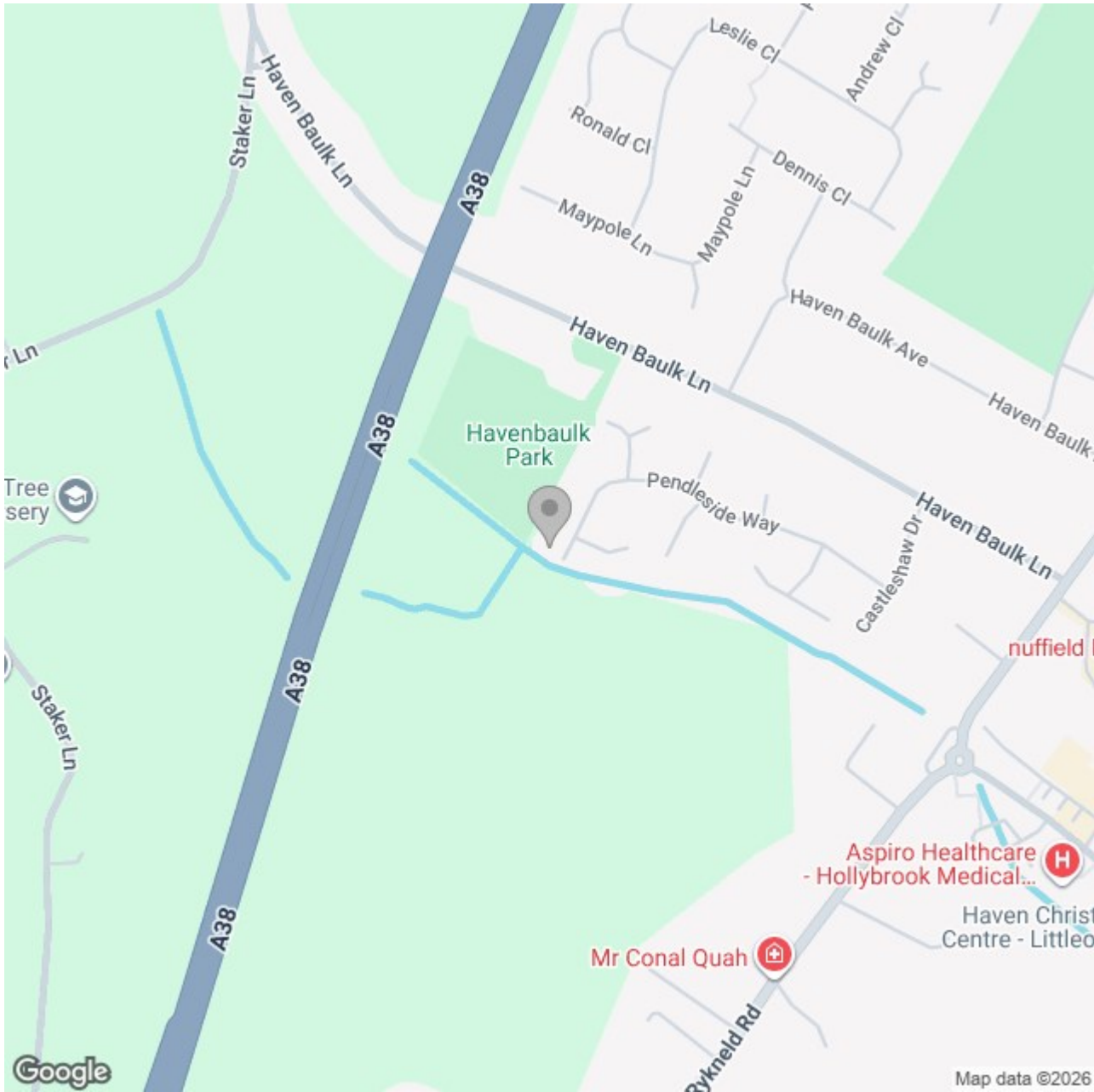
103.9 m<sup>2</sup>

1118 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>86</b>   |
| (69-80) <b>C</b>                            | <b>70</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |