ABODE
SALES & LETTINGS

Briarwood Way, Littleover, Derbyshire, DE23 2TA

£330,000



https://www.abodemidlands.co.uk/







**** STUNNING EXTENDED DETACHED PROPERTY IN SOUGH AFTER POSITION **** Overlooking the green this immaculate family home offers a hall and guest cloakroom, extended lounge, high specification fitted dining kitchen with doors onto the garden and a utility room. Three first floor bedroom and a modern bathroom. Well manicured front and rear gardens, new driveway with double gates and a single garage with electric door. Timber cabin with power, security alarm, upvc double glazed windows, facias and soffits and a gas heating system. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

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HALL
Upvc double glazed entrance door into the hall with stairs to the first, radiator, and upvc double glazed window.

CLOAKROOM
Low flush wc, wash hand basin with storage under, radiator.

LOUNGE
Upvc double glazed window to the front, electric fire, radiator and door to the dining area.

FITTED KITCHEN DINER
Fitted wall mounted, base and drawer units with work surfaces and breakfast bar. Electric double oven, induction hob, integrated fridge and dishwasher. Plumbing for a washing machine, upvc double glazed patio doors and window onto the garden, radiator and a door to the side.

FIRST FLOOR LANDING
Loft access with ladder and boarded, airing cupboard and doors to -

BEDROOM I
Upvc double glazed window, storage cupboard and a radiator.

BEDROOM 2
Fitted wardrobes and cupboards, radiator and a upvc double glazed window.



BEDROOM 3
Upvc double glazed window to the front, radiator and a cupboard.




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BREAD
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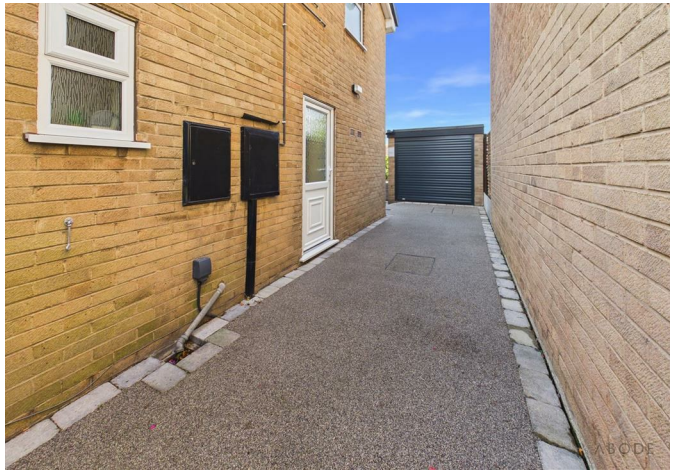
BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed windows

OUTSIDE

Front lawn with borders, long side Resin driveway with double gates. Single garage with electric door and power. The rear garden offers a lawn paved patio, plus a covered seating area and a greenhouse. Outside power points to the front and rear and a tap in the rear garden.
Timber cabin with two windows and power.



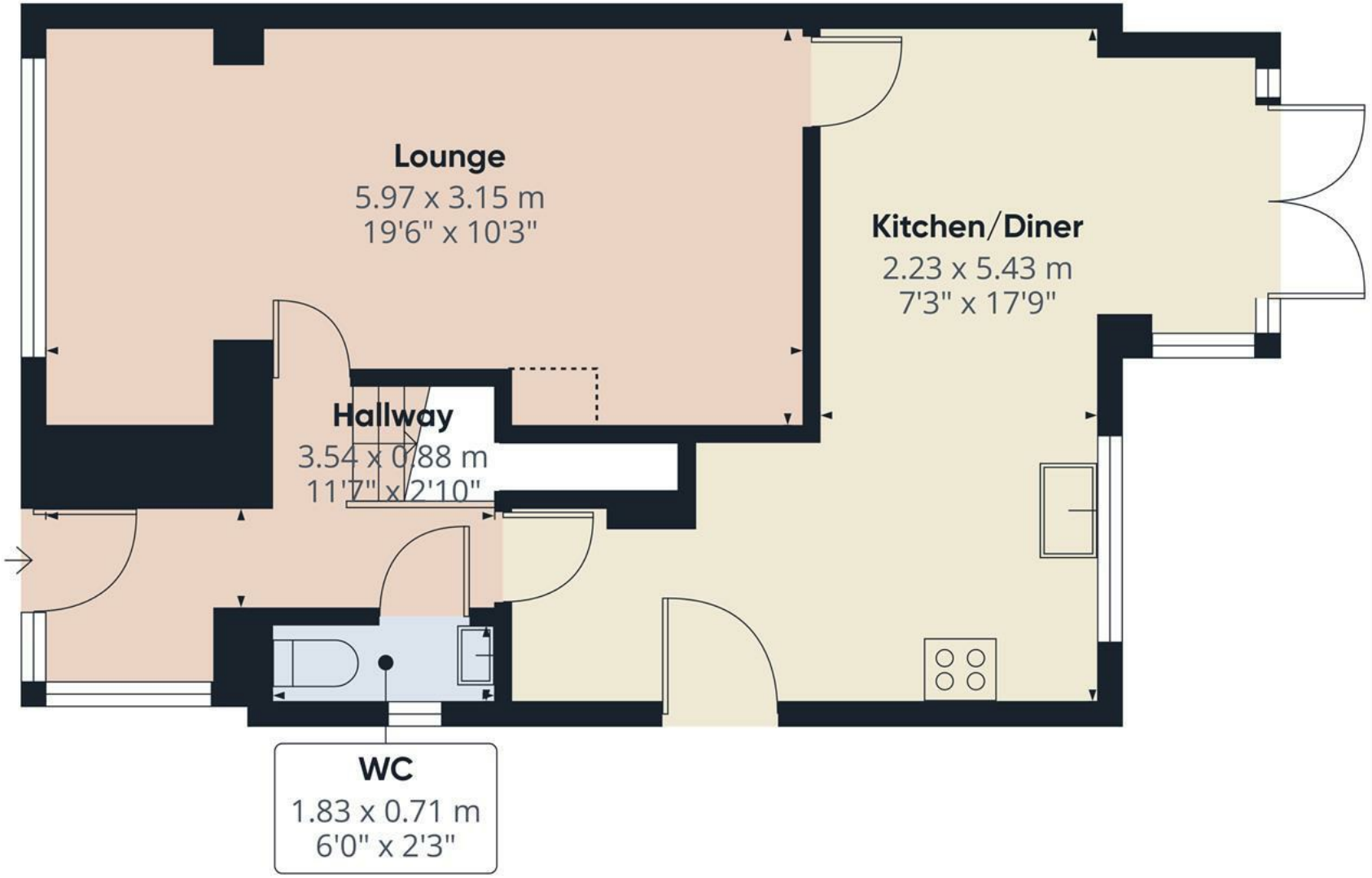












Floor 0

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Approximate total area(1)

45.3 m²

488 ft²

Reduced headroom

0.3 m²

3 ft²

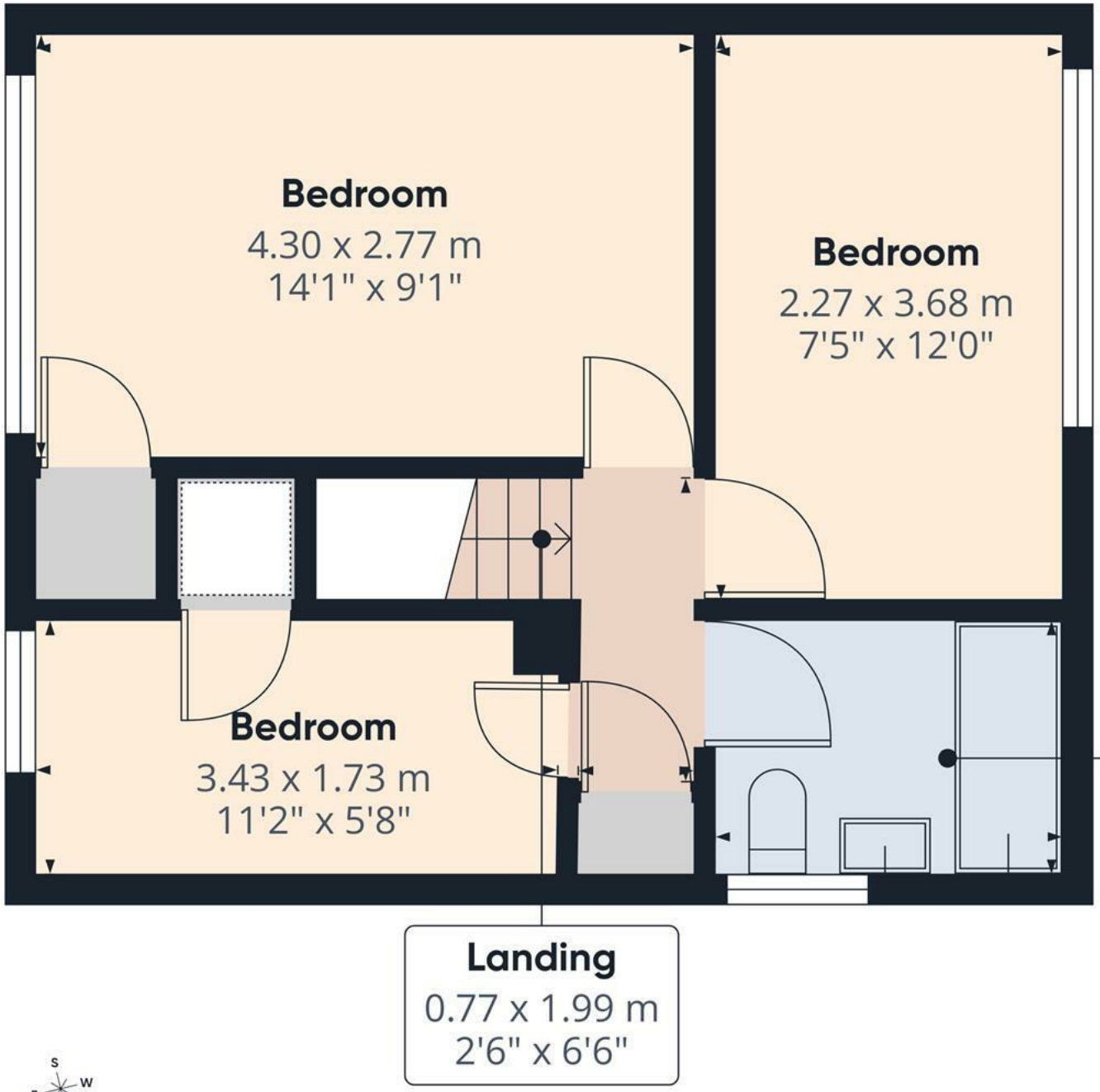
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Floor 1

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Approximate total area(1)

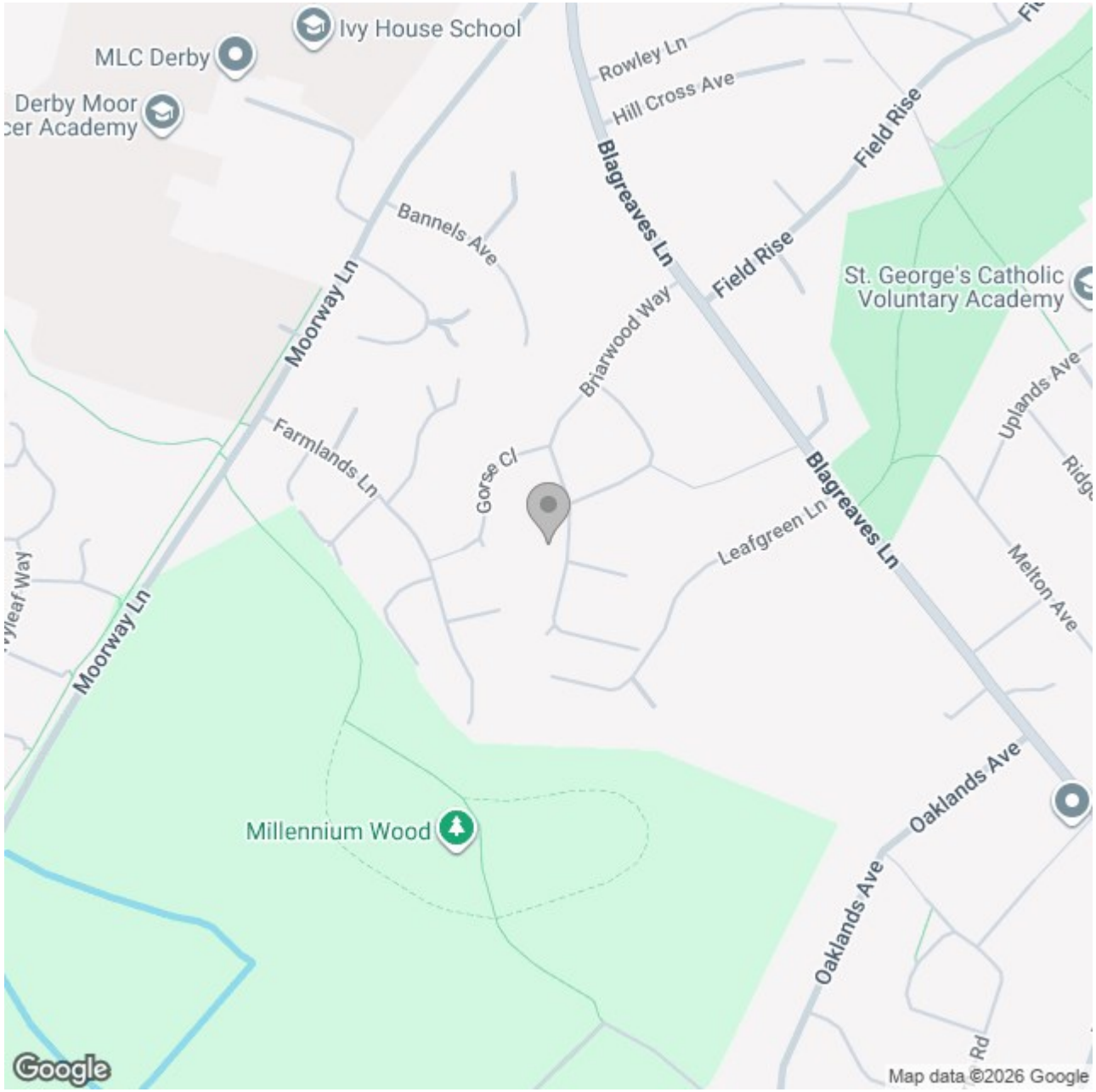
32.5 m²

349 ft²

(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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.