ABODE
SALES & LETTINGS

Middleton Drive, Littleover, Derbyshire, DE23 6DP

£345,000



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**** IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY IN HIGHLY REGARDED POSITION ****

Detached property offering a storm porch and hall, lounge, dining room and fitted kitchen. three round floor bedrooms and a bathroom and a first floor bedroom with en suite. Double garage with parking in front and a rear garden.

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HALL
Rear entrance with storm porch and an entrance door into the hall. Stairs to the first floor, radiator, solid wood original floor and doors to -

DINING ROOM
Feature fireplace with beam mantle, fitted original storage cupboard, upvc double glazed bay window to the side, radiator, double doors to the lounge and door to the kitchen.

LOUNGE
Beautiful fireplace with log burner, radiator. Upvc double glazed bay window and a window to the side.

KITCHEN
Fitted units with work surfaces and a sink unit. Fitted electric double oven and gas hob, integrated fridge and freezer, dishwasher and washing machine. Upvc double glazed window, door to the side and a radiator.

BEDROOM
Upvc double glazed window and a radiator.

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BATHROOM
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, ladder style radiator, airing cupboard and a upvc double glazed window.



FIRST FLOOR LANDING
Sky light window, radiator and eaves storage.

BEDROOM
Window to the side and a sky light window, radiator, wardrobe and a door to -

EN SUITE
Bath, low flush wc, wash hand basin, radiator and a sky light window.

OUTSIDE




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Double garage with parking in front.
Lawn; mature shrubs and plants and paved seating area.









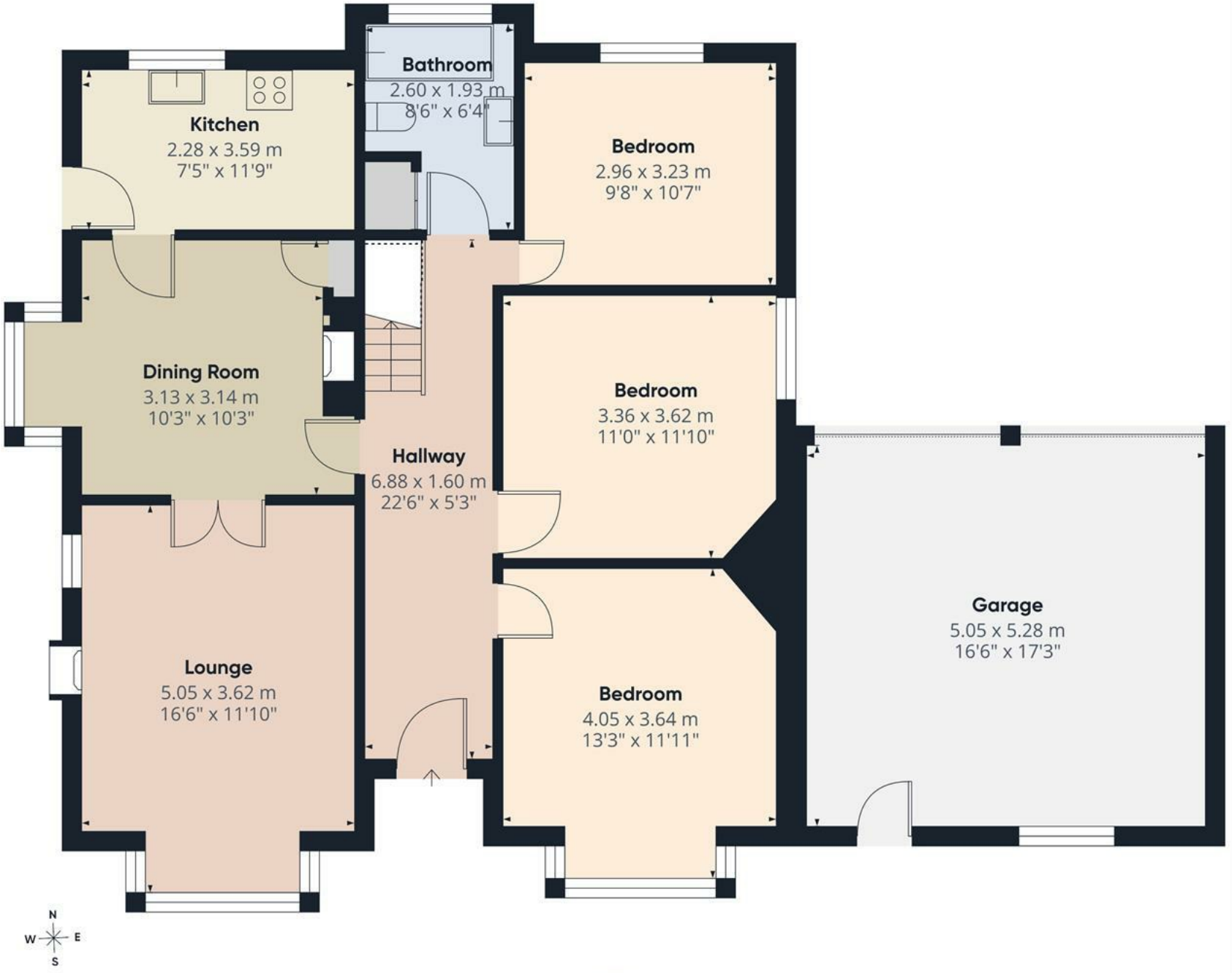












Floor 0

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Approximate total area(1)

117.1 m²

1261 ft²

Reduced headroom

1.3 m²

14 ft²

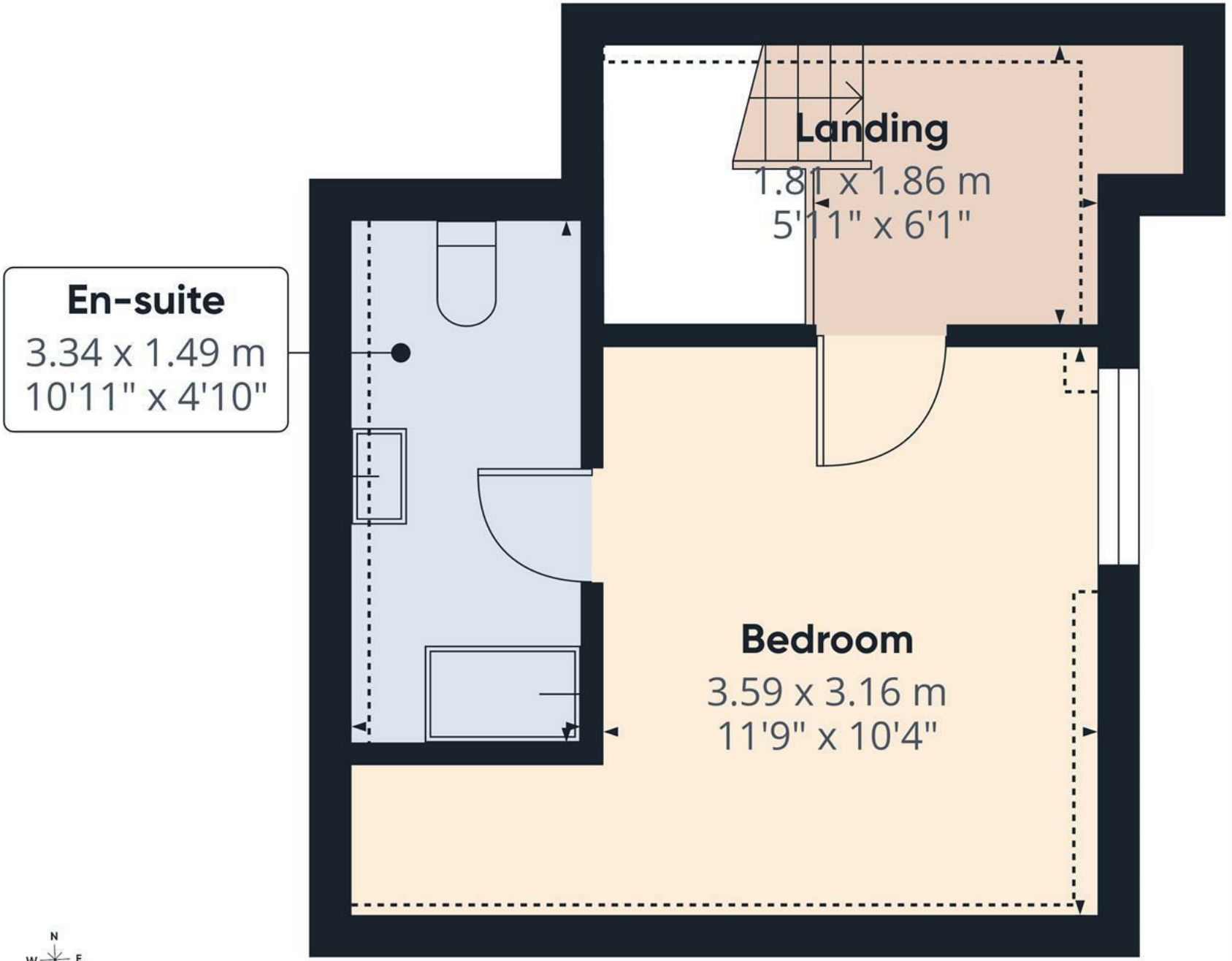
(1) Excluding balconies and terraces

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)

21.5 m²

232 ft²

Reduced headroom

2.9 m²

32 ft²

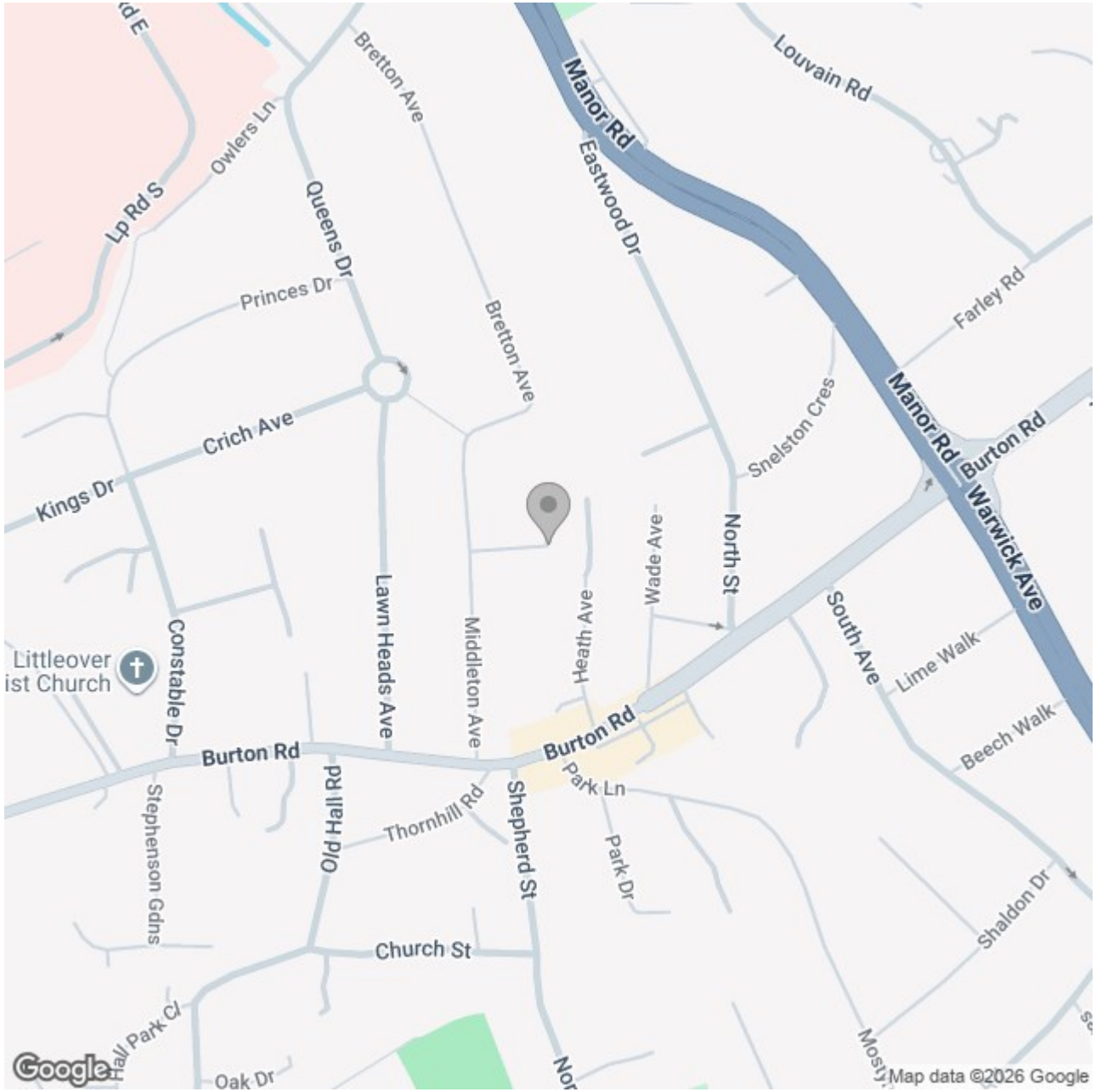
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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