





**** FULLY MODERNISED AND
EXTENDED PROPERTY IN
POPULAR LOCATION ON THE
EDGE OF LITTLEOVER
VILLAGE****

This deceptive and impressive family home is situated in a convenient location, with good transport routes, a full range of amenities in Littleover Village and with The Derby Royal Hospital less than 2 miles away.

In brief the property offers a hall and guest cloakroom, lounge, dining room and family room, fitted kitchen, utility room and two study rooms.

Four first floor bedrooms, ensuite shower room and a family bathroom. Driveway for two vehicles and a single

garage, enclosed rear garden. The property is offered for sale with no upward chain.

ABODE
SALES & LETTINGS



HALL

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

CLAOKROOM

Vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

LOUNGE

Upvc double glazed bow window to the front, radiator, door to the family room and double doors to the dining room.

STUDY I

Upvc double glazed window and radiator.

DINING ROOM

Storage cupboard, radiator, upvc double glazed window and double doors onto the garden and a door to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor fan, integrated fridge freezer and dishwasher. Radiator, upvc double glazed window and door onto garden and a door to the garage.

GARAGE

Electric door and door to the utility room.

UTILTY ROOM

Sink unit with cupboards under and work surfaces, plumbing and space for a washing machine and further appliance space, radiator, door to the garden room.



STUDY 2

GARDEN ROOM

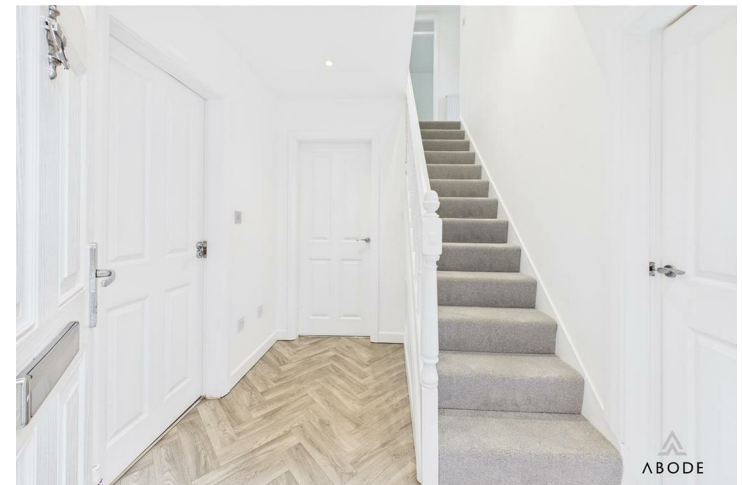
Radiator and upvc double glazed window and door onto the garden.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM I

Upvc double glazed window and radiator.





EN SUITE

Shower, low flush wc, wash hand basin.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

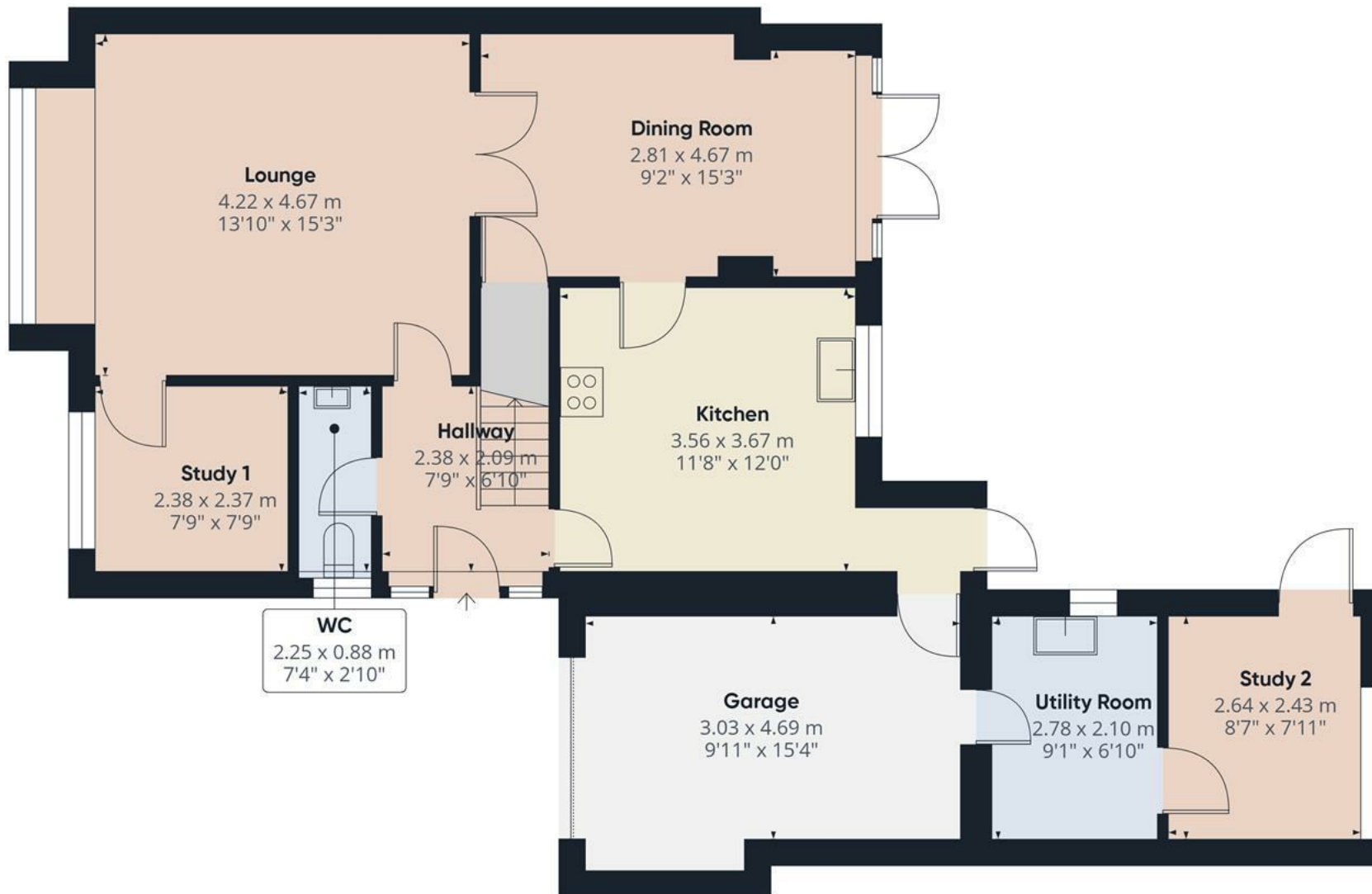
Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath with double head shower over and a shower screen, low flush wc, vanity sink unit with wash hand basin and storage under, chrome heated towel radiator and upvc double glazed window.

OUTSIDE

Lawn and good size drive to the front. Single garage with electric door. Enclosed rear garden with lawn and paved seating area.



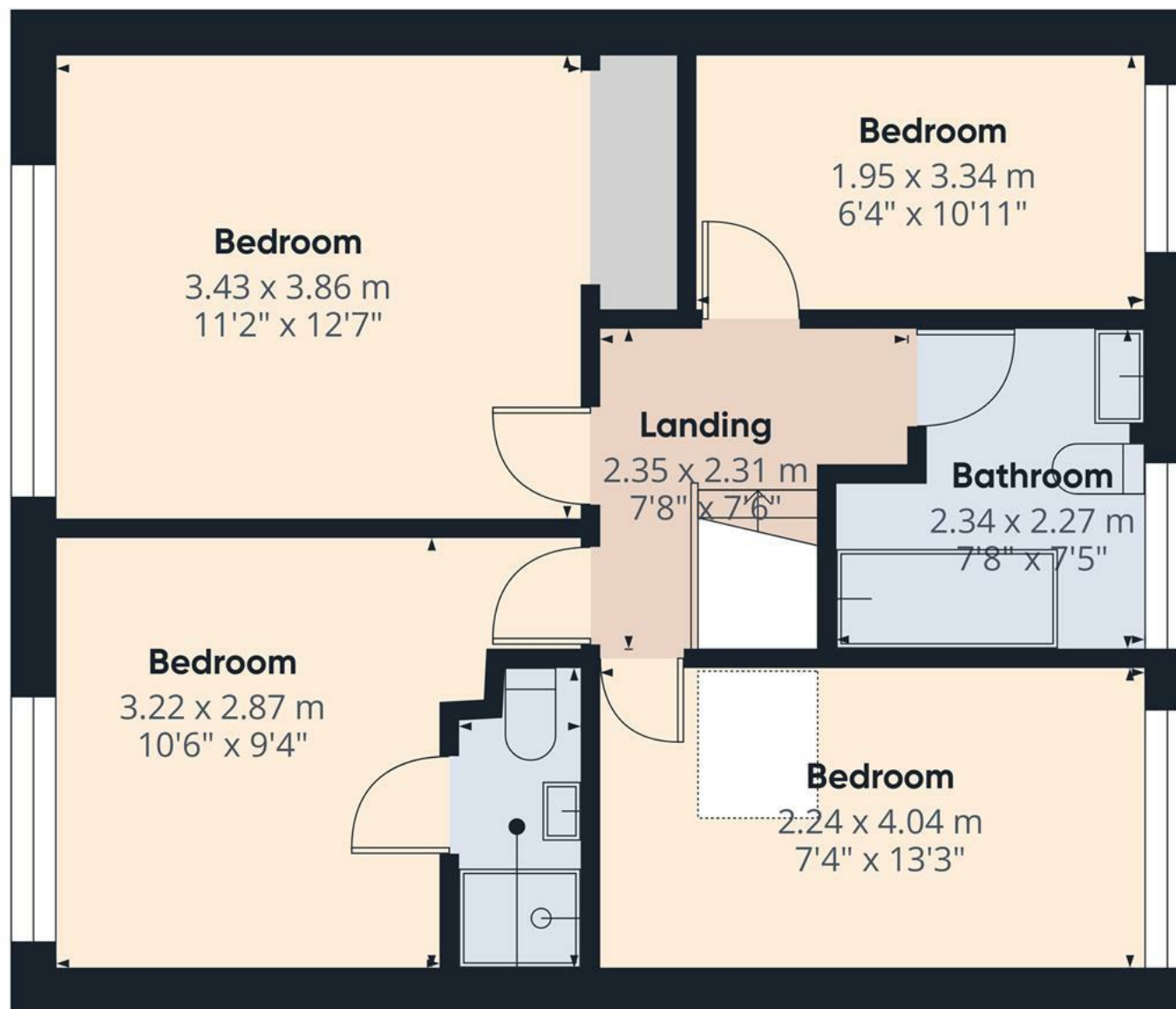
Approximate total area⁽¹⁾
91.5 m²
985 ft²

(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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Floor 0



Bathroom
2.19 x 0.90 m
7'2" x 2'11"

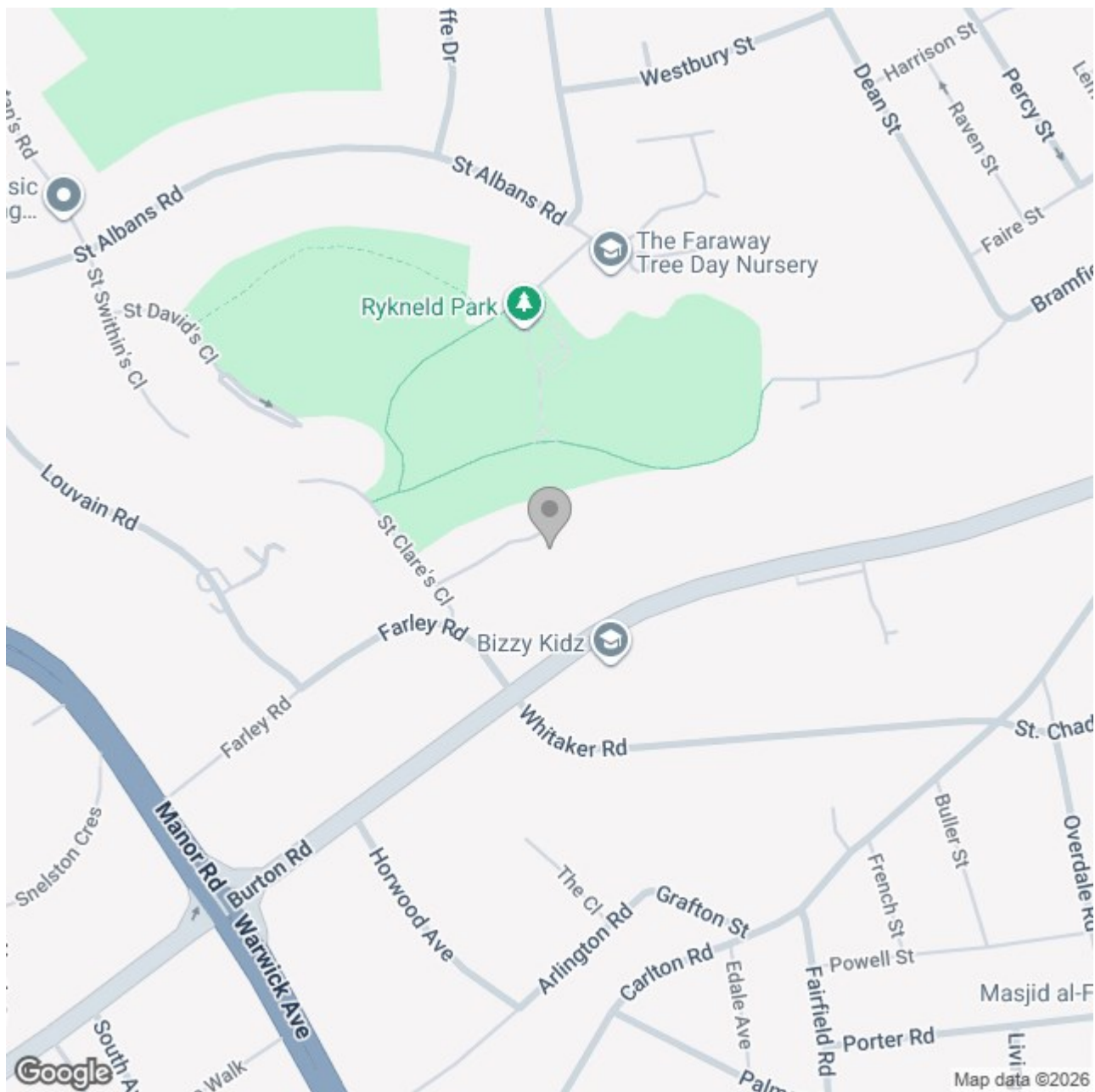
Floor 1

Approximate total area⁽¹⁾
49.2 m²
529 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		82
(69-80) C	73	
(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