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Blagreaves Lane
Littleover DERBY



Property Description

This well presented extremely spacious, extended detached family home with four double bedrooms and ample off road parking with integral garage in the sought after location of Littleover. Blagreaves Lane is in close proximity of a wide variety of local amenities such as; schools , shops bus routes and easy commute to the hospital and city centre. In brief the property comprises of; Welcoming entrance hallway, lounge and sun room to the rear , a ground floor bedroom, kitchen diner area, ground floor bathroom and access to the integral garage. To the first floor there is three further double bedrooms and a shower room. To the outside the property stands proudly back from the road behind an ample driveway with front lawn and side access to the enclosed private rear garden. This property offers ample space for all the family and is in a prime location for you to grow and call home. Call the office today to organised your exclusive viewing!

Entrance Hallway

Accessed through the front door with flooring , radiator , doors leading to the rooms on the lower level and stairs to the first floor.

Lounge

Situated to the rear elevation and off of the hallway with window to the front elevation and French doors into the sun room, with carpet flooring,

Sun Room

This extension was thoroughly thought through allowing the perfect space to spend quality time with friends and family throughout the year whether you are hosting in the summer with the sliding doors open or in the winter with the heating on.

Kitchen/Dining Room

Situated to the front elevation bursting with natural lighting through the numerous windows on the front and side elevation and door leading to the porch which leads to the garage.

The kitchen comprises of; a variety of matching wall and base units with counter tops over, sink and drainer unit , fitted appliances , cooker with hood over and log burner.

The dining area has doors to the rear , open plan from the kitchen , solid flooring and door to the hallway and rear porch.

Bedroom Two

Situated to the rear elevation of the property this double room benefits from carpet flooring , radiator and window to the rear.

Bathroom

The ground floor bathroom suite comprises of a bath with mains shower over , wash hand basin with taps over , partly tiled walls, frosted window to the rear and separate W/C.

First Floor Landing

The open landing allows access to the three bedrooms and shower room with carpet flooring.

Bedroom One

situated to the left hand rear elevation with built in wardrobes this double bedroom has a window to the rear, carpet flooring and radiator.

Bedroom Three

Situated to the front elevation with window to the front , carpet flooring and radiator.

Bedroom Four

situated to the right hand elevation with window to the side elevation, carpet flooring and radiator.

Shower Room

The three piece shower room benefits from a shower cubicle , low level W/C and wash hand basin.

Outside

Front

The Property stands proud behind the front driveway which provides ample off road parking and also has a lawned area and mature shrubs to the borders.

Rear

The private secure rear garden is mainly laid to lawn with fenced boundaries , patio area off of the sun room and mature shrubs to the side boundaries.

Garage

The integrated garage benefits from double front opening doors, power, lighting as well as an internally door leading to the internal accommodation.

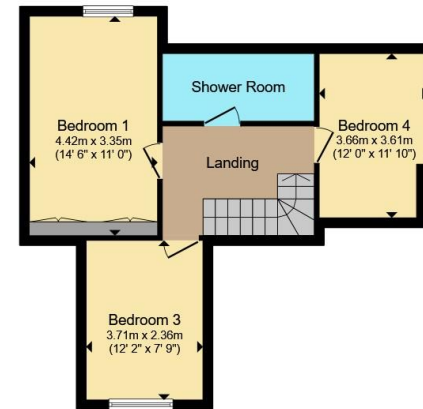








Ground Floor



First Floor

Total floor area 155.6 m² (1,675 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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EPC Rating: Awaited
 Council Tax Band: C

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Tenure: Freehold



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