

Home 2 Sell

Quality Service For Less



1 Haycroft Court

Littleover, Derby, DE23 3ZH

Offers In Excess Of £425,000



Home2sell are delighted to offer For Sale this well presented four bedroom detached house conveniently located for ease of access to the A38 & A50, The Nuffield and Royal Derby hospitals, Rolls Royce, Toyota plus the highly rated local schools in Littleover. Situated on a quite and exclusive cul de sac with three other properties. An internal inspection will reveal an entrance hall, guest cloakroom, living room, separate dining room, fitted kitchen and a utility room. To the first floor the principle bedroom has fitted wardrobes and an en suite shower room. There are three further well proportioned bedrooms and a family bathroom. Outside there is a south facing rear garden, driveway and a garage. The property also benefits from full double glazing, gas central heating and an alarm.

****DRAFT DETAILS-AWAITING VENDOR APPROVAL****



Entrance Hall

A good size reception area having a double glazed entrance door and side window. Tile effect flooring, two ceiling lights, radiator and the stairs rising to the first floor having pull out shoe storage drawers fitted below.

Cloakroom/WC

Appointed with a low flushing WC and a wall mounted wash hand basin with pillar taps. Continuation of the hall flooring, an extractor fan, ceiling light and a radiator.

Living Room

15'9" x 11'6" (4.82m x 3.51m)

The focal point of the room being the fire place having a matching marble hearth and back drop with wooden surround. UPVC double glazed bay window to the front elevation having frame fitted blinds. Ceiling light, two wall lights and a radiator.

Dining Room

10'6" x 9'7" (3.21m x 2.93m)

Having double glazed Bi-fold doors opening to the rear garden patio area. Ceiling light, radiator, tile effect flooring and double doors through to the living room.

Kitchen

10'2" x 16'3" (3.12m x 4.96m)

Fitted kitchen appointed with matching cream gloss fronted wall and base units having solid wood butchers block style work tops. Wide induction hob with an extractor hood above and separate built in double electric oven. Inset one and a quarter bowl sink and drainer with mixer tap having complementary tiling to the splash back and work

areas. Integrated dishwasher and wine bottle cooler. Recessed ceiling lights and down lights to the work tops. Space for an American style fridge freezer. UPVC double glazed window to the rear elevation and a double glazed Bi-folding door opening to the rear garden.

Utility Room

With cupboards and solid wood work top matching the kitchen, the utility room has an inset circular sink and drainer with mixer tap having complementary tiling to the splash back areas. Space for a washing machine, extractor fan, ceiling light and a UPVC double glazed window to the side elevation.

Stairs and Landing

Carpet, UPVC double glazed window to the side elevation on the landing, ceiling light and the loft access hatch having a pull down ladder fitted.

Bedroom One

14'9" x 11'5" (4.50m x 3.50m)

The principle bedroom has a range of fitted wardrobes with hanger rails and shelving. UPVC double glazed bay window to the front elevation with frame fitted blackout blinds. Carpet, ceiling light and a radiator.

En Suite

Appointed with a low flushing WC, a vanity wash hand basin with pillar taps and a shower enclosure, the shower having a monsoon head with separate detachable rinser. Fitted storage cupboard space and an illuminated wall mirror. Complementary tiling to the splash back areas and tiled flooring. Recessed ceiling lights and low level plinth lights. Extractor fan, radiator and an opaque UPVC double glazed window to the front elevation.

Bedroom Two

11'11" x 11'1" (3.64m x 3.39m)

The second double bedroom has a UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

Bedroom Three

9'7" x 11'1" (2.94m x 3.39m)

UPVC double glazed window with frame fitted blackout blinds to the front elevation. Carpet, ceiling light and a radiator.

Bedroom Four

7'9" x 8'1" (2.37m x 2.48m)

The fourth well proportioned bedroom has a UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

Bathroom

Family bathroom appointed with a low flushing WC, vanity wash hand basin with mixer tap and a paneled side bath with mixer tap having a wall mounted shower over featuring a monsoon head and a separate detachable rinser. Complementary tiling to the splash back areas and tiled flooring. Recessed ceiling lights, low level lighting, illuminated recessed

shelving and an illuminated mirror. Fitted storage cupboards, an extractor fan, radiator and an opaque UPVC double glazed window to the rear elevation.

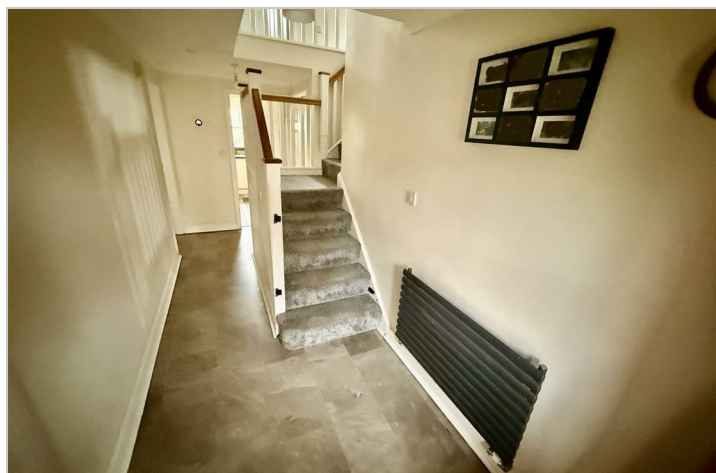
Outside

To the front of the house is a drive providing parking space. There is a storm porch over the front door where there is an outside light. To the right hand side of the house there is a gated path leading to the rear garden. The south facing rear garden has a paved path and patio, is mainly laid to lawn with mature established borders. There is further storage space to the side of the house. Cold water tap and a security light.

Garage

16'2" x 7'10" (4.94m x 2.39m)

Having an up and over front door, power and light.



A map snippet from Google Maps showing a road network. A blue pin marks a location labeled "Start Drive 365". An orange pin is located slightly north and east of the blue pin. The Google logo and "Map data ©2025" are visible at the bottom.

A map of Heatherton Village showing the locations of Littlelover Community School and Derby Moor Spencer Academy. Littlelover Community School is marked with a white school icon and text. Derby Moor Spencer Academy is marked with an orange location pin and text. Rykneld Rd is labeled on the left. The map is credited to Google, Landsat / Copernicus, Maxar Technologies.

The floor plan shows a two-story house. The ground floor (left) includes a living room, dining room, kitchen with a breakfast room extension, a utility room, a WC, and a garage. The first floor (right) includes four bedrooms, a bathroom, an ensuite, a wardrobe, and a landing. A central staircase connects the two floors. The plan is overlaid with a 'Home2Sell' watermark and a 'Quality Service For Less' banner.

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.

TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Image rights are the property of Home2Sell Estate Agents. All measurements are approximate only. The floor plan can not be used for any construction/extension calculation.
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Energy Efficiency Rating		Current	Passed
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		61	8
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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