



HOPKINS & DAINTY

ESTATE AGENTS



Greenfields Avenue, Littleover, DE23 3EP

£210,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this traditional three bedroom semi-detached family home. Set in an established residential location with a lovely outlook over the adjacent park. Offered for sale with NO UPWARD CHAIN, this property would make an ideal first purchase or suit a growing family and requires some updating to turn into a lovely family home.

The accommodation is accessed via an entrance hall which leads to the front lounge and rear kitchen/diner with a walk in pantry. There is also a side hall and Guest WC.

On the first floor there are two double bedrooms and a single third bedroom; separate shower room and WC. The property has gas central heating and double glazing. Externally there are low maintenance front and rear gardens, a driveway and garage. The carpets, light fixtures and garden shed are also included in the sale.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a leaded light double glazed entrance door. With a double glazed side window, radiator, stairs rising to the first floor and doors leading off.

Lounge 14'4" x 11'5" (4.39 x 3.48)



With a radiator, double glazed front window (please note the gas fire is disconnected) and door to:

Kitchen/Diner 14'3" > 12'4" x 9'11" includes cupboards (4.36 > 3.78 x 3.04 includes cupboards)



With fitted storage cupboards, a sink and drainer and space for appliances. Double glazed rear window and a walk in pantry with shelving and a double glazed rear window.

Side Hall



With an under stairs storage cupboard, radiator, double glazed side access door and window.

Guest WC



Two piece suite comprising WC and wash hand basin, with a double glazed side window.

First Floor Landing



With access to the loft space, a built in storage cupboard, double glazed side window and doors leading off.

Bedroom 1 10'11" x 11'5">10'11" (3.34 x 3.50>3.35)



Front double bedroom with views over the parkland, A radiator, built in storage cupboard and a double glazed

front window.

Bedroom 2 12'4" x 10'0">8'8" (3.78 x 3.06>2.65)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 9'2" x 7'11" includes cupboard (2.80 x 2.42 includes cupboard)



Single third bedroom with a double glazed front window and over stairs storage cupboard which houses the wall mounted gas boiler.

Shower Room 5'8" x 4'8" (1.73 x 1.44)



Two piece suite comprising wall mounted shower and wash hand basin. With tiled walls, a radiator and double glazed rear window.

Separate WC



With a WC, tiled walls and double glazed side window.

Front Garden

Enclosed front garden which is low maintenance in design, With a path leading to the entrance door and onto the rear garden.

Driveway + Garage



Side driveway parking leading to the single garage. Please note that we have been unable to access the garage at the time of our inspection.

Rear Garden



Low maintenance in design with a fence and hedge boundary.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from

the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)

Copyright of HOPKINS AND DAINTY ESTATE AGENTS.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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