



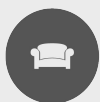
## 4 Bed House - Detached

2 Richmond Close, Littleover, Derby DE23 3UH

Offers In Excess Of £450,000 Freehold



4



2



2



C

**FLETCHER**  
& COMPANY

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Superb Modern Detached Home
- Comprehensively Upgraded & Contemporary Fittings
- Replacement UPVC Double Glazing & Gas Central Heating
- Entrance Hallway, WC, Lobby, Spacious Lounge & Conservatory
- Contemporary Dining Kitchen & Separate Utility Room
- Garage Conversion/Annexe Bedroom/Living Room
- Four Bedrooms, Master with En-Suite & Contemporary Bathroom
- Generous Driveway to Front & Side
- Delightful Enclosed Rear Garden with Summerhouse
- Close to Parkland and Countryside

GRIFFE FIELD SCHOOL CATCHMENT AREA – A beautifully appointed, extended four bedroom detached family home, occupying this delightful edge of estate cul-de-sac position, just a moments walk away from local Parkland. This property has been comprehensively upgraded to a contemporary specification and benefits from an impressive garage conversion providing a most spacious reception room or potential annexe bedroom.

This property offers around 1625 square feet of living accommodation with a superb layout with excellent ground floor living space and has been presented to a most stylish contemporary theme throughout.

The accommodation has the benefit an upgraded gas central heating system, UPVC double glazing, CCTV system (included within the sale) and in brief comprises: entrance hallway, contemporary wc, study area/inner lobby, ground floor bedroom/living room (double garage conversion) spacious lounge, conservatory, contemporary dining kitchen with high specification appliances and breakfast bar and separate utility room.

The first floor landing leads to four well proportioned bedrooms and a superb contemporary bathroom. The spacious master bedroom has built in wardrobes and contemporary en-suite shower room.

Outside the property offers a generous driveway providing ample off road parking. There is a delightful enclosed landscaped rear garden with block paved patio area, area laid to lawn and timber framed summerhouse.



## LOCATION

The property occupies a convenient location, a short stroll from amenities at Heatherton Village including a doctors surgery and a shopping parade with a pharmacy and supermarket.

The property also falls within the catchment area for the noted Griffie Field Primary School and Derby Moor Secondary School both are located within a short walking distance.

This location also offers easy access to Littleover and Mickleover village centres, which have an excellent range of shops, including a supermarket, post office and petrol station. There is a regular bus service to Derby City centre which lies some 3 miles to the north, including the noted Derbion shopping centre.

The location is extremely convenient for Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through a composite double glazed entrance door with frosted glass insets leading into the entrance hall.

#### Entrance Hall

15'10" maximum x 10'1" maximum (4.83m maximum x 3.07m maximum)

Fitted with a porcelain tiled floor, under-stairs storage cupboard, coving to ceiling, PVCu obscure single glazed window to the side elevation, two central heating radiators, staircase leading through to the first floor landing with painted spindles and painted wooden handrail and a feature internal arched window with stained glass and leaded effect. Engineered oak doors give access through to the downstairs WC, open plan dining kitchen, lounge and a side study/lobby area which leads through to the ground floor bedroom/potential annex room.



#### Downstairs WC

Fitted with a two-piece white suite comprising a low level WC with chrome push button flush, wall mounted ceramic wash hand basin with chrome monobloc mixer tap, ceramic tiled floor, central heating radiator and extractor fan.

### Spacious Lounge

23' into bay reducing to 21'3" x 14'1" maximum (7.01m into bay reducing to 6.48m x 4.29m maximum)

Having a feature fireplace with an oak effect Adams style surround, marble hearth and back plate with an inset coal effect Living Flame gas fire, TV and telephone points, two central heating radiators, coving to ceiling, PVCu double glazed bay window to the front elevation and engineered oak glass panelled doors giving access through to a spacious conservatory.



### Conservatory

14'2" x 9'2" (4.32m x 2.79m)

Currently being used as a gym area. Having an insulated roof with feature apex and built of brick base and wall construction with a wood grain effect laminated floor, two wall light points, PVCu double glazed windows and PVCu double glazed French doors to the side giving access to the rear garden.



## Superb Contemporary Open Plan Dining Kitchen

20'8" x 12'7" maximum (6.30m x 3.84m maximum)



### Kitchen Area

Fitted with a range of grey high gloss fronted contemporary units with handle less design and inset LED plinth lighting, white quartz work surface over with matching splash-back, integrated Neff stainless steel electric oven and grill, five ring gas stainless steel hob with stainless steel extractor unit over, under-mounted composite Blanco sink with a swan neck style mixer tap with extendable hose, integrated Bosch dishwasher and space for tall fridge freezer. Porcelain tiled floor, wall mounted contemporary column radiator, PVCu double glazed window to the rear elevation and door giving access to the utility room.



### Breakfast Bar/Dining Area

Having a porcelain tiled floor, coving to ceiling, central heating radiator, grey high gloss fronted base units again with white quartz work surface over with a feature slope splash-back, large built-in wine rack/drinks storage and a PVCu double glazed bay window to the rear elevation.



### Utility Room

6'9" x 6'5" (2.06m x 1.96m)

Fitted with grey high gloss fronted base units with handle less design with square edge quartz effect laminated work surface over with stainless steel sink drainer unit with chrome swan neck style mixer tap, wall mounted Potterton central heating boiler, low level appliance space with plumbing for automatic washing machine and space for dryer. Porcelain tiled floor, central heating radiator, extractor fan and a PVCu obscure doorway to the side elevation giving access to the side pathway.

### Inner Lobby/Study Area

9'4" x 6'3" (2.84m x 1.91m)

Having a central heating radiator, loft access, PVCu double glazed window to the side elevation and engineered oak door giving access to:

### Living Room/Ground Floor Bedroom/Potential Annex

16' x 16' (4.88m x 4.88m)

Fitted with a wall mounted electric panel heater, central heating radiator, coving to ceiling, TV point, recessed LED down-lighters, loft access, two large PVCu double glazed windows to the front elevation, two obscure PVCu double glazed windows to the side elevation and PVCu double glazed obscure door giving access to the rear pathway.



## FIRST FLOOR

### Semi-Galleried Landing

Having a feature PVCu double glazed arched window to the front elevation, loft access with retractable ladder and contemporary engineered oak doors giving access to all four bedrooms and bathroom.

### Master Bedroom

12'11" x 11'3" (3.94m x 3.43m)

Fitted with beech effect fronted double wardrobes with cupboards above with matching drawer units and dressing table, central heating radiator, PVCu double glazed window to the rear elevation and contemporary engineered oak door with obscure glazed insets giving access to:





### Contemporary En-Suite Shower Room

6'9" x 5'7" (2.06m x 1.70m)

Fitted with a white three-piece suite comprising a pedestal wash hand basin with chrome monobloc mixer tap, low level WC with chrome push button flush and a double width walk-in shower enclosure with wall mounted chrome mains fed shower unit with shower attachment and rain shower head above. Grey wood grain finish Karndean flooring, porcelain tiling to the walls with feature vertical mosaic style tiled border, extractor fan, recessed LED down-lighters and a PVCu obscure double glazed window to the front elevation.



### Bedroom Two

11'6" x 11'4" (3.51m x 3.45m)

Having built-in wardrobes, central heating radiator, TV point, recessed LED down-lighters and a PVCu double glazed window to the front elevation.



### Bedroom Three

11'6" x 9'10" (3.51m x 3.00m)

Having a central heating radiator, built-in beech effect sliding door wardrobes with mirrored central panel and feature LED lighting, ceiling mounted fan with directional LED down-lighters, TV point and a PVCu double glazed window to the rear elevation.



### Bedroom Four

9'3" x 6'5" (2.82m x 1.96m)

Having a central heating radiator, engineered oak door giving access to a built-in wardrobe with hanging rail and shelving, ceiling fan and a PVCu double glazed window to the rear elevation.



## Contemporary Bathroom

8'9" x 6'8" (2.67m x 2.03m)

Fitted with a contemporary white three-piece suite comprising a low level WC with push button flush, pedestal wash hand basin with chrome monobloc mixer tap and a panelled bath with glazed shower screen and a wall mounted chrome mains fed shower unit over with shower attachment and rain shower head above. Ceramic tiling to the walls, monochrome ladder style heated towel rail, grey wood grain finish Karndean flooring, LED plinth lighting, LED recessed down-lighters, extractor fan and a PVCu obscure double glazed window to the front elevation.



## OUTSIDE



## Frontage and Driveway

The property stands on a prominent corner plot position and has a red tarmac driveway providing off-road car parking for two vehicles with a further block paved parking area to the side of the property. There is timber gated access which leads through to the rear garden.



## Rear Garden

To the rear of the property there is a delightful enclosed rear garden with a block paved outdoor seating area, an area laid to lawn, planting borders, gravel channels, a generous timber framed summer house and the garden is enclosed by a walled and fence panelled boundary. Outside cold water tap, outside security light and a CCTV system with cameras to the rear and side.



## Summer House

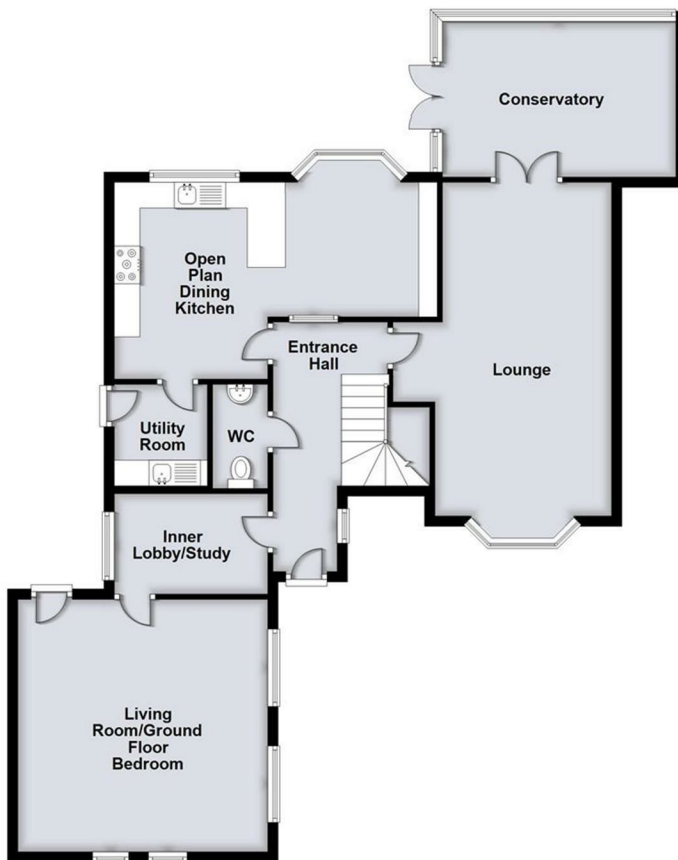
12'1" x 12'1" (3.68m x 3.68m)

Having double opening French doors, tall single glazed timber framed windows to the front elevation and one tall window to the side elevation.



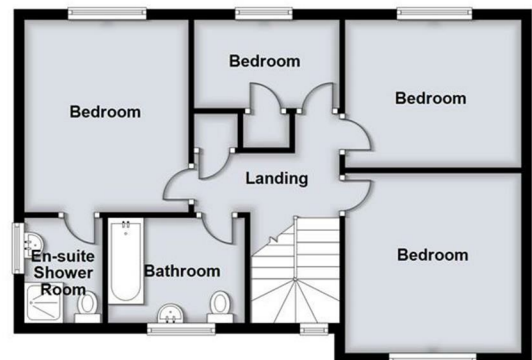
### Ground Floor

Approx. 106.2 sq. metres (1143.0 sq. feet)




### First Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



Total area: approx. 165.3 sq. metres (1778.8 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	