



## 5 Bed House - Detached

133 Manor Road, Littleover, Derby DE23 6BU

Offers Around £650,000 Freehold



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- Fine Detached Family Home
- Character & Charm Throughout
- Three Reception Rooms
- Superb Living Kitchen/Dining Room
- Five Bedrooms
- Beautiful Mature Private Gardens
- Driveway Providing Ample Off Road Parking
- Integral Garage

A very impressive five bedroom detached family home in need of modernisation, with large private garden situated close to Littleover Village and Derby City Centre.

The property benefits from gas central heating and in brief, the living accommodation comprises of: extremely welcoming and grand entrance hall with period fireplace and staircase, dual aspect light and spacious lounge opening into splendid garden room, dining room, cloakroom with separate WC and living kitchen/dining room with fantastic featured beams and exposed brickwork. The first floor landing leads to five generous sized bedrooms, family bathroom and separate WC. The property would benefit from some modernisation in areas.

The property is set well back and privately enclosed with a neatly kept front garden laid to lawn with planted shrubs, bushes and trees, paved pathway leading to the impressive front entrance door and side access gate. The plot is most impressive and measures close to half an acre.

A driveway provides ample off road parking and leads to the integral garage.

Being of a major asset to this property is its beautiful, large, very private and enclosed mature garden with well maintained laid lawn, shrubs, bushes and trees, garden shed and superb extensive paved patio area providing a very pleasant sitting out and entertaining space offering views over the wonderful garden.

#### THE LOCATION

Manor Road is a popular, prime residential location with easy access to Littleover Village, Derby City Centre and nearby amenities, the Royal Derby Hospital and great commute links.

#### ACCOMMODATION

#### GROUND FLOOR

### Grand Welcoming Entrance Hall

23'4" x 9'9" (7.13 x 2.98)

A magnificent welcoming and grand entrance hall with front entrance door and matching side panel windows, parquet style wood flooring, central heating radiator with wooden shelf over, period wood panelling to walls, plate rack, impressive staircase leading to first floor with spindles and balustrade, feature period style fire with surrounds, beams to ceiling, box bay window with leaded effect to the rear elevation with built-in window seat, high ceilings, coving to ceiling and doors giving access to lounge, garden room, dining room, cloakroom, separate WC and living kitchen/dining room.



### Lounge

23'7" x 13'4" (7.19 x 4.08)

Enjoying a light and spacious dual aspect with a charming, recessed feature fireplace with open grate fire and wood surrounds, wood panelling to walls and windows to either side, two radiators, dado rail, deep skirting boards and architraves, high ceilings, two wall lights, bay secondary glazed window with leaded effect to the front elevation and double opening doors with matching side panel windows opening into garden room.



### Garden Room

13'6" x 6'9" (4.12 x 2.08)

A beautiful and relaxing room with parquet style wood flooring, large multipaned window with views overlooking superb rear garden and side access door.



### Dining Room

18'9" x 13'10" (5.72 x 4.23)

With feature fireplace with open grate fire, tiled hearth and surrounds, two radiators with shelving above, high ceilings, period architraves, two wall lights and secondary glazed bay window to the front elevation.



### Impressive Living Kitchen/Dining Room

17'7" x 12'11" (5.37 x 3.94)

#### Dining Area

A most characterful dining area with period beams to ceiling, feature exposed brick with period style latched door opening into storage cupboard housing the central heating boiler, central heating radiator, tiled flooring and two windows to the rear elevation.



#### Kitchen Area

Fitted with traditional style wall, base and drawer units with plate racks and book shelf, tiled worksurface over, composite one and a half sink drainer unit with period style mixer tap, attractive tiled splash-backs, inset gas four ring hob with cover over, feature period floor-to-ceiling beam, beams to ceiling, impressive feature exposed brick with built-in electric oven and grill, built-in wine rack below, spotlights, tiled flooring, continuation of the worktop with useful storage cupboards below, window to the rear elevation and half panelled internal door stepping down to inner lobby/utility.



#### Inner Lobby/Utility

18'4" x 5'2" (5.61 x 1.60)

With tiled flooring, plumbing for automatic washing machine, appliance space for tumble dryer, dishwasher and fridge/freezer, wood panelling to ceiling, tiled walls, uPVC door giving access to the rear garden with matching side panel and internal latched door stepping down to integral garage.

### Cloakroom

6'4" x 3'9" (1.94 x 1.15)

With vanity wash handbasin with hot and cold taps, partly tiled walls, quarry tiled floor, storage cupboard, window with leaded effect to the rear elevation and door giving access to separate WC.

### Separate WC

6'2" x 2'9" (1.90 x 0.85)

With low level WC, quarry tiled floor, partly tiled walls with attractive border and window with leaded effect to the rear elevation.

## FIRST FLOOR

### Galleried Landing

An impressive split-level galleried landing with the continuation of the wood balustrade and spindles, box bay window with leaded effect to the front elevation, high ceilings, coving to ceiling, period skirting boards, radiator with shelving over, access to roof space and doors leading to all five bedrooms, bathroom and separate WC.

### Principal Bedroom

19'0" x 13'4" (5.80 x 4.08)

With radiator, coving to ceiling, window to the side elevation and bay window with leaded effect to the rear elevation with delightful views overlooking rear garden.



### Bedroom Two

15'9" x 13'4" (4.81 x 4.07)

With feature fireplace with tiled inset, vanity wash handbasin with hot and cold taps and cupboard below, tiled splash-back, radiator and window with leaded effect to the front elevation.



### Bedroom Three

12'11" x 7'11" (3.95 x 2.43)

Steps lead down to a double bedroom with radiator, window with leaded effect to the side elevation and double latched doors opening into storage/wardrobe area, ideal space to be converted into an en-suite.



### Bedroom Four

10'11" x 10'3" (3.34 x 3.14)

With wood effect flooring, radiator, built-in shelving, coving to ceiling and windows with leaded effect to the rear elevation.



### Bedroom Five

13'4" x 9'0" (4.08 x 2.75)

With radiator, coving to ceiling and windows to the front and side elevation with leaded effect.



### Family Bathroom

11'2" x 6'4" (3.41 x 1.95)

Comprising of a tiled-in bath with hot and cold taps, vanity wash handbasin with hot and cold taps and cupboard below, illuminated mirror, steps leading to a raised level shower cubicle, fully tiled walls, electric heater and window with leaded effect to the rear elevation.



### Separate WC

6'4" x 2'10" (1.94 x 0.88)

With low level WC and window with leaded effect to the rear elevation.

### OUTSIDE

#### Front Garden & Driveway

The property is set well back and privately enclosed with a neatly-kept front garden laid to lawn with planted shrubs, bushes and trees, paved pathway leading to the impressive front entrance door and driveway providing ample off road parking and leading to the garage with side access gate to the rear garden.

#### Private Enclosed Beautiful Rear Garden

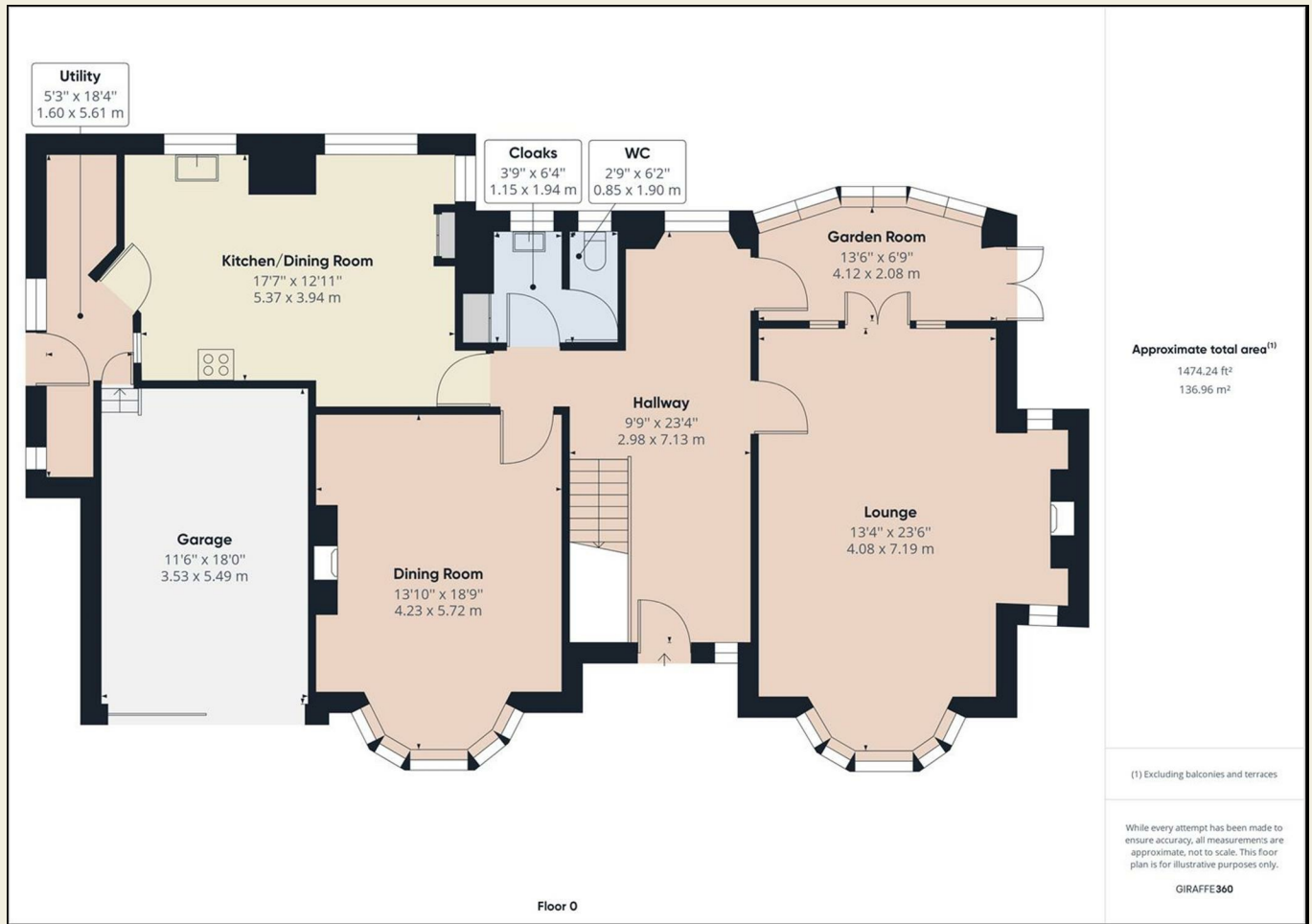
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#### Integral Garage

18'0" x 11'6" (5.49 x 3.53)

Council Tax Band G - Derby

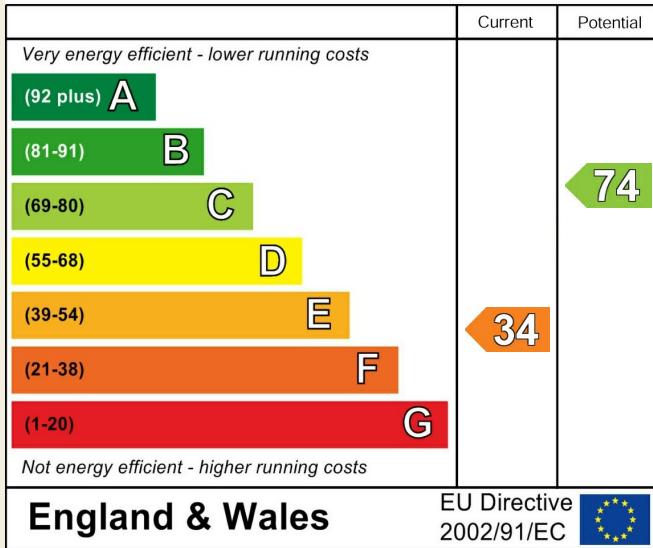


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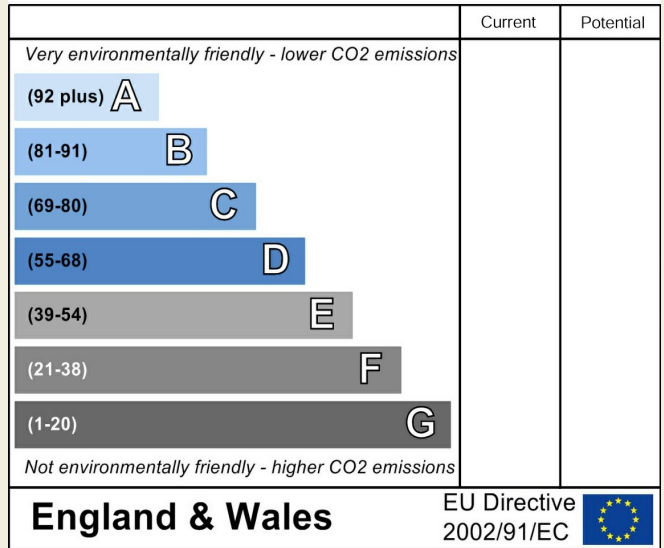




### Energy Efficiency Rating



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



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