

Fletcher & Company

76 Blagreaves Lane, Littleover, Derby, DE23 1FL

Offers Around £550,000

Freehold



- Ideal for the Growing Family
- Double Glazing & Gas Central Heating
- Spacious Entrance Hall, Guest Cloakroom, Utility
- Spacious Lounge & Garden Room
- Separate Sitting Room, Study
- Good Sized Open Plan Kitchen
- Four Bedrooms
- En-Suite & Well Appointed Bathroom
- Private Rear Garden with Feature Raised Seating Area
- Extensive Driveway for Several Vehicles





Summary

Attractive traditional four bedroom detached residence much improved by the current vendor over the years in a popular sought-after location.

The property is accessed by a quality entrance door leading into the porch, hallway with staircase to first floor, spacious lounge with garden room off, second sitting room, study, good sized breakfast kitchen and utility/guest cloakroom. The feature first floor landing provides access to master bedroom, en-suite shower room, three further bedrooms and well appointed bathroom with four-piece suite.

Outside the property is well screened from Blagreaves Lane and features an extensive driveway providing off road parking for several vehicles with access to a garage.

To the rear of the property is a partially walled garden with lawn and raised patio/terrace, ideal for outdoor entertaining.

F&C

THE LOCATION

The property's location on Blagreaves Lane gives easy access to an excellent range of amenities in Littleover Village centre, nearby shops, schooling at all levels and easy access into Derby City centre.

ACCOMMODATION

GROUND FLOOR

Porch

A quality entrance door provides access into porch.

Spacious Entrance Hall

With further stylish panelled and glazed door to the good sized entrance hall with Karndean floor covering, staircase to first floor and under-stairs storage cupboard.

Guest Cloakroom

With low flush WC and wash handbasin.

Lounge

18'4" x 11'11" (5.59 x 3.64)

With feature fireplace, central heating radiator, double glazed window to front and further double opening doors opening into garden room.



Garden Room

11'4" x 11'2" (3.46 x 3.41)

With Karndean floor covering and double glazed doors and windows overlooking private rear garden.



Separate Sitting Room

13'11" x 12'4" (4.26 x 3.77)

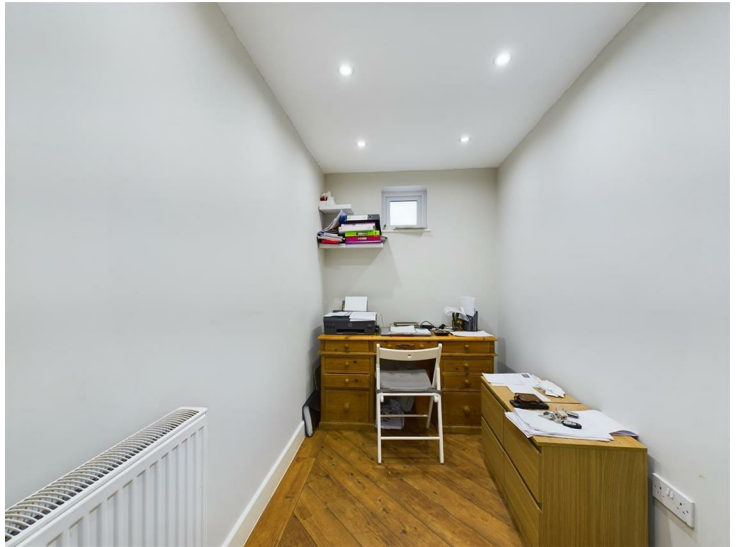
Again, with feature fireplace and double glazed window overlooking garden.



Study

9'4" x 5'7" (2.85 x 1.71)

With ceiling spotlighting and window to side.



Dining Room

12'2" x 7'7" (3.72 x 2.32)

Again, with double glazed window and access into open plan breakfast kitchen.



Breakfast Kitchen

18'0" x 8'10" (5.51 x 2.71)

With extensive worktop, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted units, appliance space suitable for Range style cooker and fridge/freezer, integrated dishwasher and double glazed window and door to rear.



Utility

FIRST FLOOR

Feature Galleried Landing

With impressive stained glass window to front and doors to all bedrooms and well appointed bathroom.

Master Bedroom

13'10" x 9'4" (4.22 x 2.85)

With double glazed window with southerly aspect and door to en-suite shower room.



En-Suite Shower Room

7'1" x 2'9" (2.17 x 0.85)

Comprising low flush WC, wash handbasin, shower cubicle and window to side.



Bedroom Two

11'11" x 11'8" (3.65 x 3.58)

With double glazed windows to side and rear.



Bedroom Three

10'3" x 8'0" (3.13 x 2.45)

With double glazed window to rear.



Bedroom Four

11'10" x 6'8" (3.62 x 2.04)

With double glazed window to front.



Well Appointed Bathroom

8'10" x 8'0" (2.70 x 2.44)

With a stylish four piece-suite comprising low flush WC, pedestal wash handbasin, shower cubicle, roll edge bath and double glazed window to front.



OUTSIDE



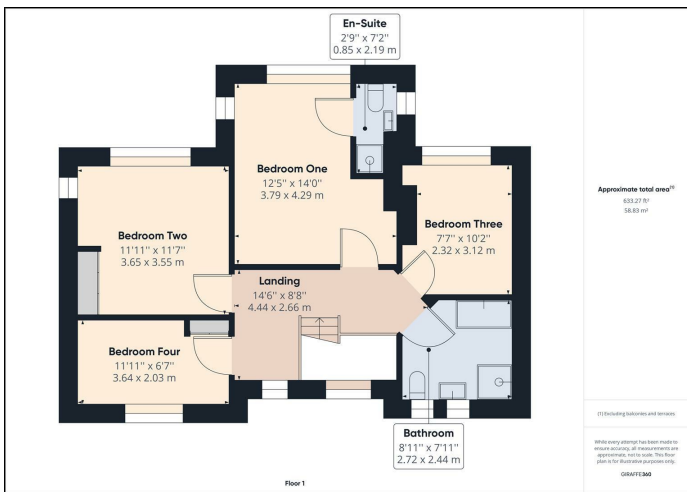
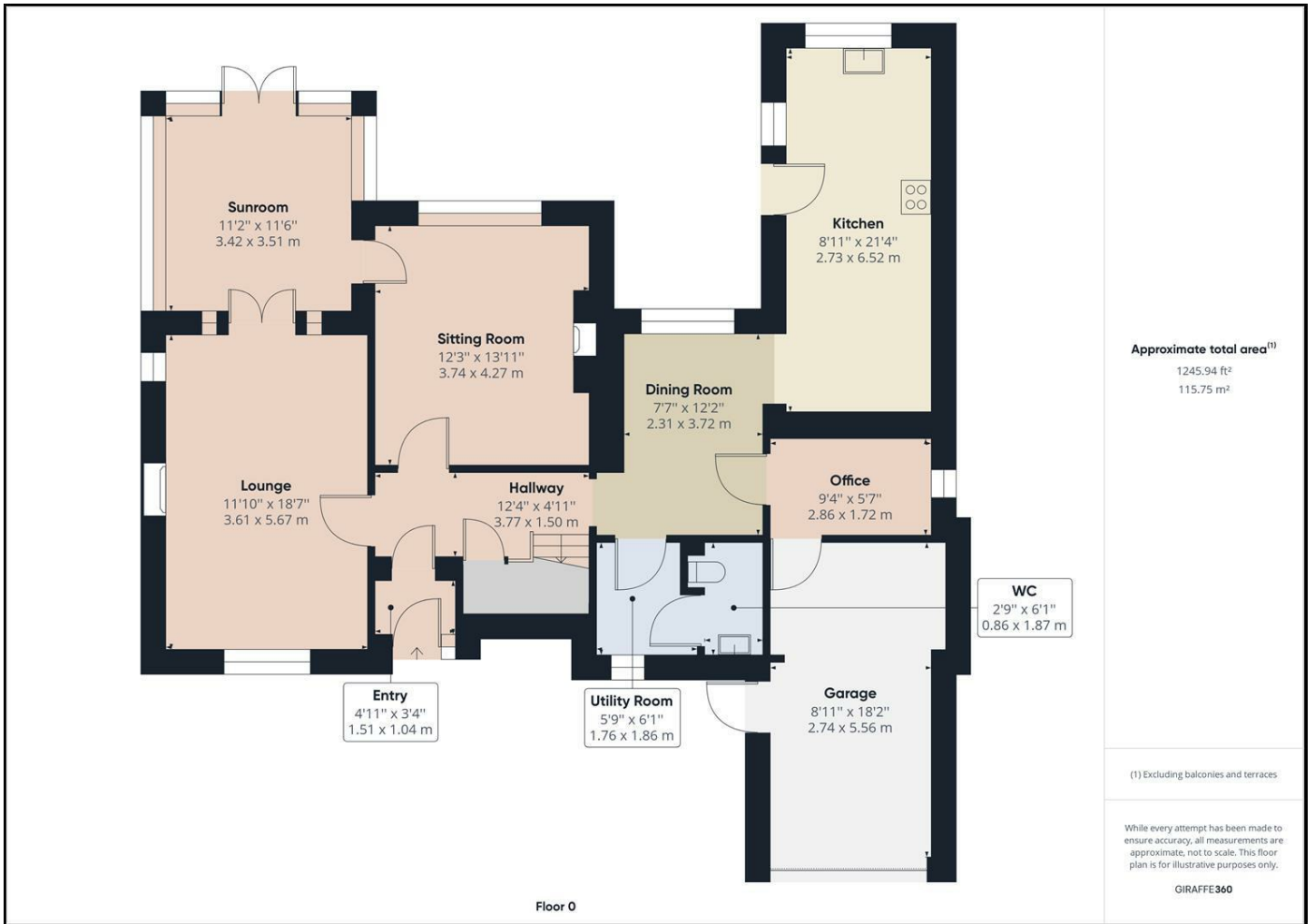
Frontage & Driveway

To the front of the property is an extensive driveway providing off road parking for several vehicles and access to the detached garage.

Private Rear Garden

To the rear of the property is a well established private garden with upper-level decked and stone terrace, further entertaining area and steps lead down to a lawn bound by closed slat timber fencing and attractive walling.

Council Tax Band F - Derby





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Getting there

76 Blagreaves Lane
Littleover
Derby
DE23 1FL

Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	