

# Fletcher & Company

9a Greenway Drive, Littleover, Derby, DE23 4YN

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Offers Around £375,000

Freehold

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- Littleover School Catchment Area
- Spacious Contemporary Family Home
- Ideally Situated for Littleover Village
- Five/Six Bedrooms
- Three Bathrooms
- Versatile Living Accommodation
- Landscaped Rear Garden
- Integral Garage & Driveway
- Close to Royal Derby Hospital
- Viewing Essential





## Summary

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Fabulous four storey modern townhouse occupying a sought-after location in Littleover with versatile and spacious accommodation which requires an internal inspection to fully appreciate the space on offer, having the benefit of a double width driveway, garage and stylish rear garden.

Internally, the ground floor features hallway, fitted guest cloakroom, snug/bedroom and utility. The first floor comprises a fabulous open plan living kitchen/dining room with balcony and office/bedroom. The second floor landing leads to three bedrooms, the master having en-suite and balcony together with a family bathroom. The third floor features two further bedrooms and shower room.

# F&C

## The Location

Superb location providing very easy access to a full range of amenities in both Littleover and Mickleover including a highly regarded primary school, Littleover Community School catchment area and within walking distance of the Royal Derby Hospital with a regular bus service into Derby City Centre.

## Accommodation

### Ground Floor

#### Entrance Hall

19'1" x 5'1" (5.84 x 1.56)

Composite front entrance door with chrome fittings and side panel window provides access into entrance hall with inset doormat, tiled flooring, central heating radiator, staircase with balustrade leading to first floor, two storage cupboards, doors to guest cloakroom, snug/bedroom and utility and integral door giving access to garage.



#### Guest Cloakroom

7'5" x 3'0" (2.28 x 0.93)

Comprising wall mounted wash handbasin with mixer tap and cupboard below, tiled splash-back, low level WC, central heating radiator, tiled flooring, uPVC obscure double glazed window to front and access to fuse box.

#### Snug/Bedroom

11'2" x 10'9" (3.42 x 3.29)

With central heating radiator and uPVC double glazed French doors with fitted blinds opening onto rear patio.



#### Utility

7'8" x 7'4" (2.35 x 2.24)

With wall and base units with worksurface over, stainless steel sink drainer unit with mixer tap, tiled splash-backs, plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler, central heating radiator, tiled flooring, extractor fan and rear access door with inset obscure glass and side window.

### First Floor

## Landing

With central heating radiator with decorative cover over and doors to living kitchen/dining room and office/bedroom.

## Living Kitchen/Dining Room



## Living Area

17'3" x 11'1" (5.27 x 3.40)

With uPVC French doors with matching side panel windows and fitted blinds opening onto balcony, feature electric fireplace, tv point, two central heating radiators and open space leading into kitchen/dining area.

### **Kitchen/Dining Area**

19'7" x 10'11" (5.99 x 3.35)

Modern fitted kitchen with wall, base and drawer units with worksurface over, inset stainless steel one and a half bowl sink drainer unit with mixer tap, tiled splash-backs, built-in electric oven, induction four ring hob with extractor unit over, integrated dishwasher, space for fridge/freezer, matching centre dining island, tiled flooring, inset spotlights to ceiling, additional extractor fan, uPVC double glazed window with fitted blind to rear, central heating radiator, uPVC double glazed French doors with fitted blinds opening onto Juliette balcony and open space leading back into living area.



### **Office/Bedroom**

8'2" x 7'11" (2.49 x 2.43)

With central heating radiator and uPVC double glazed door with matching side panel window and fitted blinds opening onto Juliette balcony.



## **Second Floor**

### **Landing**

With central heating radiator and doors to three bedrooms and family bathroom.

### **Master Bedroom**

8'4" x 11'2" (2.56 x 3.41)

With feature wallpapered wall, central heating radiator, uPVC double glazed French doors with matching side panel windows opening onto balcony and door to en-suite shower room.



### En-Suite

6'4" x 5'2" (1.95 x 1.58)

Partly tiled with a white suite comprising single shower enclosure with shower and chrome fittings, vanity unit wash handbasin with cupboards below, low level WC, chrome heated towel rail/radiator, tiled flooring extractor fan and inset spotlights to ceiling.

### Bedroom Two

11'11" x 10'11" (3.65 x 3.33)

With central heating radiator, fitted wardrobes and French doors opening onto Juliette balcony to rear.



### Family Bathroom

7'3" x 7'2" (2.22 x 2.20)

Partly tiled with a white suite comprising tiled-in bath with chrome fittings, wall mounted wash handbasin with mixer tap, low level WC, chrome heated towel rail/radiator, inset spotlights to ceiling, extractor fan and uPVC obscure double glazed window with fitted blind to rear.



### Bedroom Five

8'1" x 5'10" (2.47 x 1.78)

With central heating radiator, fitted wardrobes and uPVC double glazed window to front.



## Third Floor

### Landing

Semi-galleried landing with central heating radiator, storage into eaves, Velux style window and doors to two further bedrooms and shower room.

### Bedroom Three

16'7" x 10'10" (5.07 x 3.31)

With central heating radiator, tv point, built-in storage cupboard with double opening doors and feature uPVC double glazed triangular window with fitted blind to front.



### Bedroom Four

8'4" x 8'0" (2.56 x 2.45)

With central heating radiator, tv point, built-in wardrobe, storage into eaves and Velux style window to rear.



### Shower Room

8'1" x 6'9" (2.47 x 2.08)

Partly tiled with a single shower enclosure with rainwater shower, wall mounted wash handbasin with mixer tap, tiled splash-back, low level WC, chrome heated towel rail/radiator, storage into eaves and Velux style window.



## Outside

The property is set back behind a tarmac driveway with block paved edging providing off road parking with access to the garage and leading to the front entrance door. To the rear of the property is a pleasant and stylish enclosed garden featuring patio area with retaining raised sleeper, laid lawn with planted shrubs and bushes, pergola and raised gravelled sleeper bed enclosed by a fence panelled boundary.

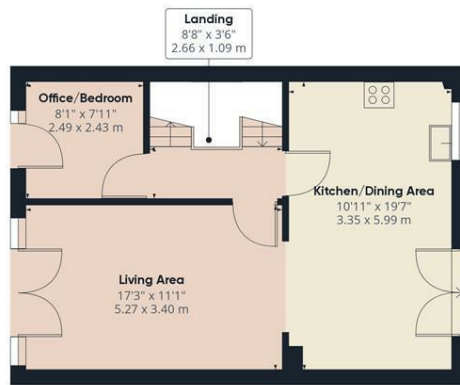


Council Tax Band E Derby





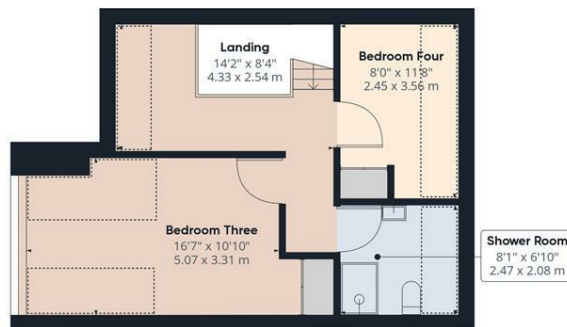
Ground Floor



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>1)</sup>**  
2058.52 ft<sup>2</sup>  
191.24 m<sup>2</sup>

**Reduced headroom**  
121.92 ft<sup>2</sup>  
11.33 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>86</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: E  
Tenure: Freehold

