



4 Bed House - Detached

8 Balmoral Close, Littleover, Derby DE23 6DY

Offers Around £425,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended Family Detached Home
- Cul-de-Sac Location - Close To Littleover Village
- Two Reception Rooms
- Living Kitchen/Dining Room
- Four Double Bedrooms
- En-suite & Family Bathroom
- Private Gardens
- Driveway & Garage
- Littleover School Catchment Area
- Popular Well Establish Residential Area

LITTLEOVER SCHOOL CATCHMENT AREA - Extended FOUR DOUBLE bedroom family detached house with private garden occupying a popular cul-de-sac location, conveniently positioned for Littleover Village amenities and Royal Derby Hospital.

The Location

The property occupies a convenient location just a short stroll from the Royal Derby Hospital and excellent range of amenities in Littleover Village centre to include a supermarket, Post Office, petrol station and a further range of retail outlets and also just a short drive away from Mickleover Village Centre which also offers a good range of local amenities.

The property also falls within the catchment area for the noted Littleover Community School and Wren Park Primary school. Private education is also available nearby at Derby High School and Derby Grammar School for boys.

A regular bus service on Burton Road and Uttoxeter Road, runs into Derby City centre, which is within easy walking distance and the property's location provides easy access to a full of local amenities. This location also offers swift access to the A38, A50, M1 motorway and the main motorway network.

Littleover is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and the Royal Derby Hospital.

Accommodation

Ground Floor

Entrance Porch

7'3" into cupboard x 4'7" (2.22 into cupboard x 1.41)

With double storage cupboard, tiled effect flooring, radiator, double glazed window and double glazed entrance door.

Entrance Hall

14'0" x 6'11" (4.29 x 2.13)

With radiator, wood flooring with underfloor heating, spotlights to ceiling and staircase leading to first floor with attractive balustrade.

Cloakroom

4'8" x 2'3" (1.43 x 0.69)

With low level WC, washbasin, tiled splash-backs, tiled effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal panelled door with chrome fittings.

Extended Living Room

22'5" x 16'5" (6.85 x 5.01)

With character fireplace with patterned tiled surrounds incorporating open grate fire and raised granite hearth, wood flooring with underfloor heating, spotlights to ceiling, two radiators, two rear double glazed Velux windows, double glazed French doors opening onto garden and internal double opening glazed doors.



Family Room/Study

14'1" x 8'8" (4.31 x 2.65)

With wood flooring with underfloor heating, coving to ceiling, spotlights to ceiling, radiator, double glazed window with fitted blind with aspect to front and internal glazed door with chrome fittings.



Extended Living Kitchen/Dining Room

25'8" x 12'1" (7.84 x 3.69)

Dining Area

With tile effect flooring with underfloor heating, spotlights to ceiling, radiator, double glazed Velux window to rear, open space leading into kitchen area and double glazed French doors opening onto garden.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built-in stainless steel five ring gas hob with stainless steel splash-back and stainless steel extractor hood over, built-in stainless steel double electric fan assisted ovens, matching fitted kitchen island with matching worktops and fitted base cupboards underneath, plumbing for dishwasher, tile effect flooring with underfloor heating, radiator, double glazed side access door, open space leading into dining area and internal glazed door with chrome fittings.



Laundry Cupboard

5'1" x 2'3" (1.56 x 0.70)

With plumbing for automatic washing machine, space for tumble dryer, radiator, double glazed obscure window and internal panelled door.

First Floor

Featured Spacious Landing

14'4" x 7'1" (4.38 x 2.17)

With attractive balustrade, spotlights to ceiling, radiator, double glazed window with aspect to front, access to roof space and useful built-in storage cupboard.

Double Bedroom One

11'9" x 11'7" (3.59 x 3.55)

With a good range of fitted wardrobes with chrome handles, matching fitted wall cupboards with chrome handles and fitted base cupboards with chrome handles, radiator, double glazed window to rear with fitted blind and internal panelled door with chrome fittings.



En-Suite

7'4" x 2'7" (2.25 x 0.81)

With separate shower cubicle with chrome shower, fitted washbasin with chrome fittings, low level WC, tiled effect flooring, heated chrome towel rail/radiator, wall mounted mirrored medicine cabinet, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door with chrome fittings.



Double Bedroom Two

14'0" x 8'7" (4.29 x 2.62)

With radiator, double glazed window with aspect to front and internal panelled door with chrome fittings.



Double Bedroom Three

11'0" x 8'5" (3.36 x 2.59)

With radiator, double glazed window to front and internal panelled door with chrome fittings.



Double Bedroom Four

11'5" x 7'6" (3.50 x 2.30)

With radiator, double glazed window to rear and internal panelled door with chrome fittings.



Family Bathroom

8'6" x 6'4" (2.61 x 1.95)

With bath with chrome fittings, fitted washbasin with chrome fittings, low level WC, separate corner shower cubicle with chrome shower, tiled splash-backs, tiled effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door with chrome fittings.



Garden

To the rear of the property is a manageable, private enclosed rear garden laid to lawn with decking patio. The garden is enclosed by fencing. Side access.



Driveway

A double width block paved driveway provides car standing spaces for three cars.

Integral Garage

17'3" x 8'2" (5.27 x 2.50)

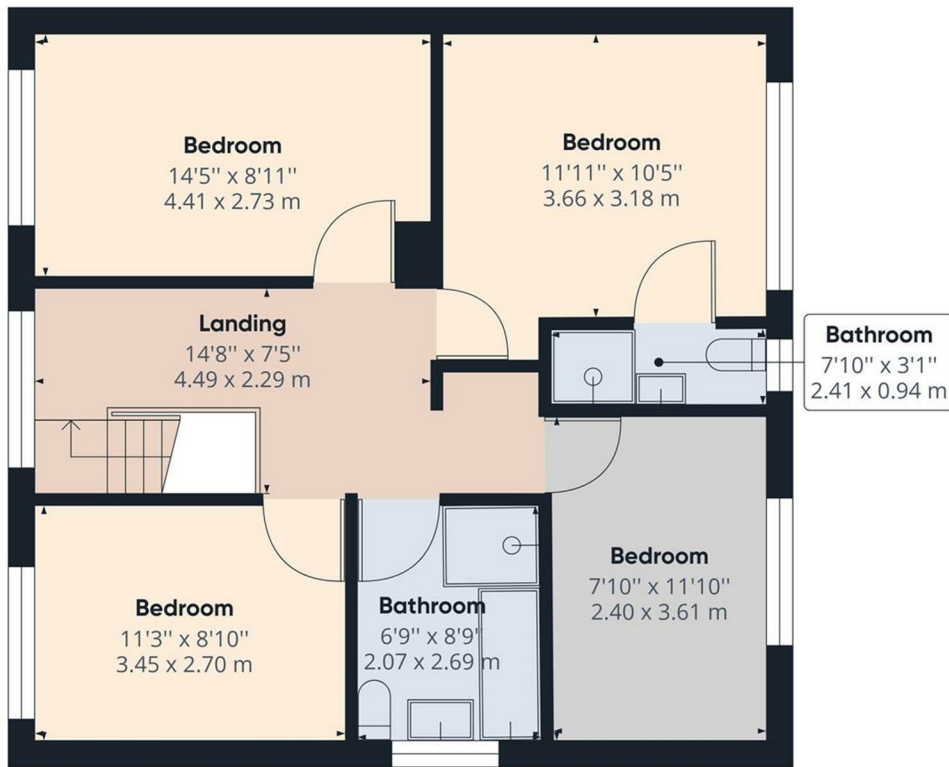
With concrete floor, power and lighting, side personnel door, Worcester central heating boiler and up and over metal front door.

Council Tax Band - E

Derby City



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Approximate total area⁽¹⁾
643.05 ft²
59.74 m²

(1) Excluding balconies and terraces

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

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Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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