

Fletcher & Company

12 Corby Lane, Littleover, Derby, DE23 3AU

Offers Over £330,000

Freehold



- Recently Constructed Modern Detached Residence
- Extremely Well Appointed & Presented
- Quiet Cul-de-sac Location with a Pleasant Outlook Over Wooded Area
- Entrance Hall, Fitted Guest Cloakroom
- Superb Dining Kitchen with French Doors to Garden
- Lounge with Fabulous Media Wall
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Private Rear Garden
- Driveway & Garage Converted to a Gym (Equipment Included in the Sale)





Summary

Extremely well appointed and recently constructed, modern three bedroom detached residence occupying a particularly good plot on the Highfields development, located in a quiet cul-de-sac with a pleasant outlook over mature trees and wooded area.

The property occupies a peaceful location and benefits from excellent parking facilities by way of a single garage with parking in front and to the side along with further on road parking at the end of the cul-de-sac.

The plot is particularly appealing and features a walled rear garden with artificial lawn and stylish patio. We point out the garage has been converted to a gym and all the equipment is included in the sale.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with fabulous media wall and open plan dining kitchen with French doors opening onto the garden. The first floor landing leads to a master bedroom, en-suite shower room, two further bedrooms and bathroom.

F&C

The Location

Highfields estate is located on the edge of Littleover which provides an excellent range of amenities including shops, a regular bus service and schooling at all levels. Within the estate is a new primary school and a selection of shops including a small supermarket. The location also gives very easy access onto the A38 and A50.

Accommodation

Ground Floor

Entrance Hall

14'3" x 6'2" (4.36 x 1.88)

Entrance door provides access into the hallway with stylish flooring, staircase leading to the first floor and central heating radiator.



Fitted Guest Cloakroom

5'1" x 3'1" (1.55 x 0.95)

With low flush WC, wash handbasin and central heating radiator.



Lounge

17'8" x 10'0" (5.41 x 3.07)

With central heating radiator, panelled wall, double glazed windows to the side and front offering pleasant views over the wooded area and a fabulous feature media wall with space for flat screen TV and stylish electric fire.



Dining Kitchen

17'8" x 8'5" (5.39 x 2.57)



Dining Area

A spacious dining area with feature panelled wall, central heating radiator and double glazed French doors opening onto the garden.



Kitchen Area

Featuring a Quartz worktop, inset sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob, built-in oven and grill, integrated dishwasher (never used), fridge/freezer and washing machine and double glazed window to the front.



First Floor

Landing

Semi-galleried landing with airing cupboard, double-glazed window to the side and doors to three bedrooms and bathroom.

Master Bedroom

11'1" x 10'3" (3.40 x 3.13)

With central heating radiator, double glazed window to the front and door to the en-suite shower room.



En-Suite

6'2" x 5'6" (1.90 x 1.69)

With low flush WC, wash handbasin, shower cubicle, central heating radiator and double glazed window to the front.



Bedroom Two

11'5" x 8'3" (3.48 x 2.54)

Currently fitted as a dressing room (with a range of fitted furniture included in the sale), central heating radiator and double glazed window to the front.



Bedroom Three

8'5" x 6'1" (2.58 x 1.86)

With central heating radiator and double glazed window to the side.



Family Bathroom

6'6" x 6'2" (2.00 x 1.90)

With low flush WC, wash handbasin, bath with shower over, central heating radiator and double glazed window to the side.



Outside

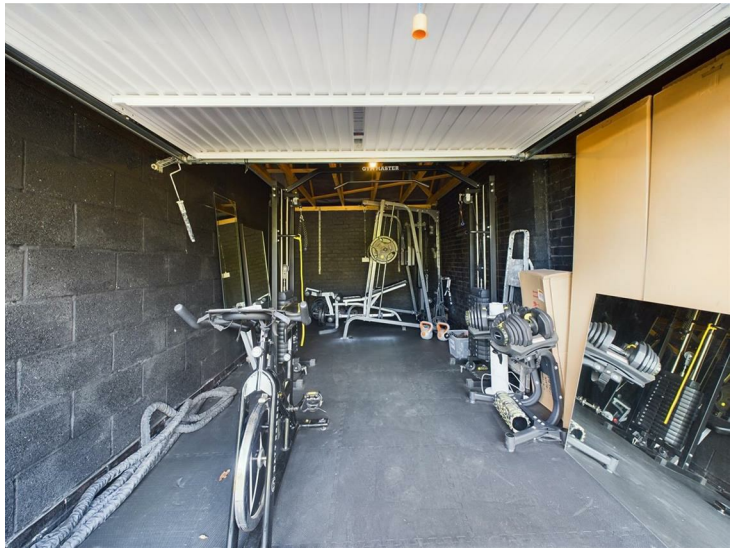
The property occupies a corner plot and features impressive and larger than average parking facilities by way of a single garage converted to a gym (with equipment included), parking space to the front and further tandem parking space to the side. The property benefits from a walled garden which offers a high degree of privacy and features a patio area and artificial lawn.



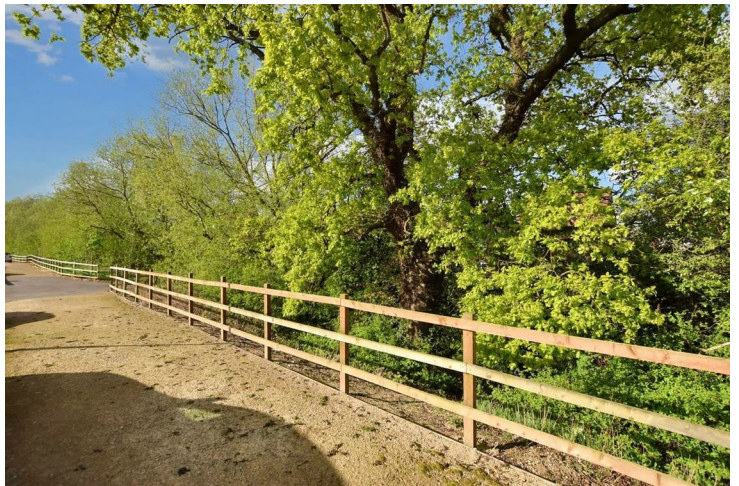
Single Garage

20'2" x 10'4" (6.15 x 3.17)

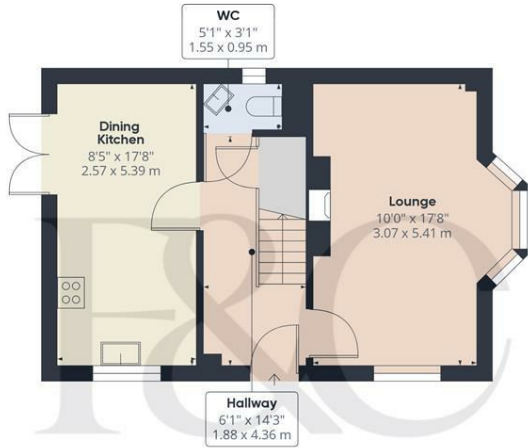
Converted to a gym with all equipment included in the sale.



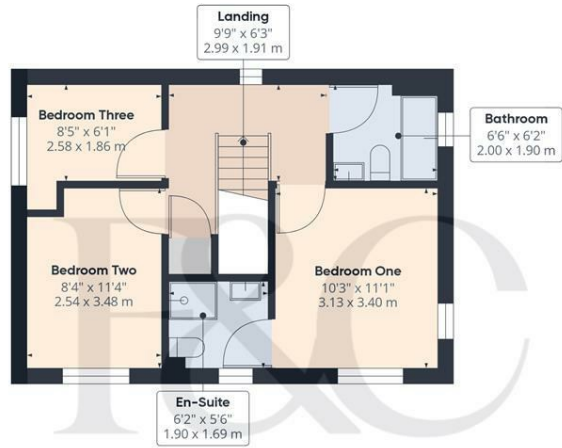
Council Tax Band D - South Derbyshire







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1062.59 ft²
98.72 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.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

12 Corby Lane
Littleover
Derby
DE23 3AU

Council Tax Band: D
Tenure: Freehold

