

# Fletcher & Company

The Chase 6 Kings Drive, Littleover, Derby, DE23 6EU

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Price £550,000

Freehold

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- Attractive Bay Fronted Traditional Detached Residence Dating Back to the 1930's
- No Upward Chain
- Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Lounge & Dining Room
- Dining Kitchen with Pantry & Utility off
- Five/Six Bedrooms, Bathroom, Shower Room & Separate WC
- Office/Study Externally Accessed to Rear
- Impressive South-Facing Rear Garden - 1/5 Acre Plot
- Double Width Driveway & Garage





## Summary

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\*WE ARE INVITING BEST & FINAL OFFERS IN WRITING BY 12:00PM ON WEDNESDAY 22nd MAY 2024\* Attractive bay fronted traditional detached residence dating back to the 1930's occupying a beautiful, mature well established plot of 1/5 acre in a highly desirable location.

This is an exciting opportunity to acquire an attractive 1930's built traditional detached residence. Extended twice by the current vendors, the property provides spacious and versatile accommodation with further potential to extend to the rear (subject to the necessary planning permission).

The property retains some original character and the accommodation comprises porch, entrance hall, fitted guest cloakroom, dual aspect lounge, dining room and dining kitchen with pantry and utility off. The first floor landing leads to three double bedrooms, bathroom and a separate WC. To the opposite side of the first floor is a room currently used as a lounge but could easily be portioned off to form a sixth bedroom. This in turn leads to an inner landing with two further bedrooms and a shower room. The property also benefits from an office/study which is independently externally accessed to the rear.

The property sits in beautiful gardens which are well established containing a varied selection of flowering plants, shrubs and mature trees and also features a double width driveway leading to an integral garage. To the rear of the property is a particularly pleasant south-facing garden.

We would also point out the property benefits from solar panels.

# F&C

## The Location

The property's location on highly sought-after Kings Drive offers easy access to an excellent range of amenities in both Mickleover and Littleover village centres and is also close to the Royal Derby Hospital. Of further benefit is excellent schooling in the area, notably Wren Park Primary School, Littleover Community School, Grammar School and Derby High School in Littleover. The property is also placed well for commuting with easy access onto the A38 and A50.

## Accommodation

### Ground Floor

#### Porch

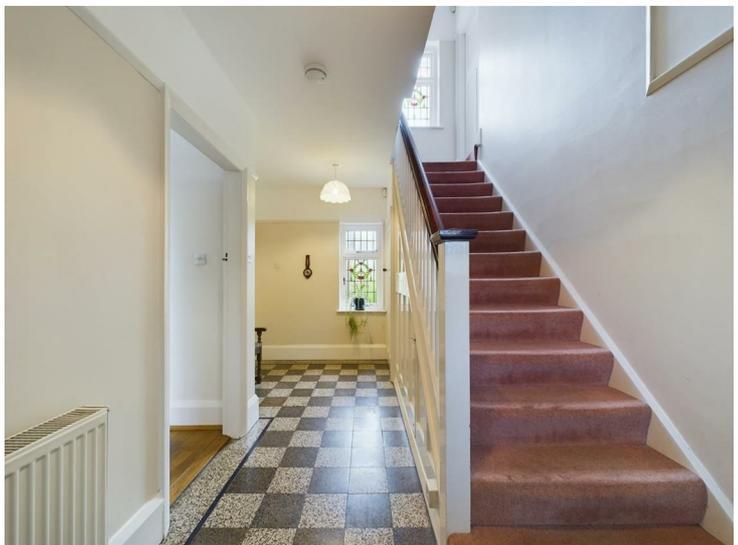
7'1" x 2'6" (2.18 x 0.78)

French doors provide access into the porch with side lights, Terrazzo floor covering and panelled door with glazed inset providing access into the spacious entrance hall.

#### Entrance Hall

16'2" x 7'5" (4.93 x 2.28)

With the continuation of Terrazzo floor covering, impressive circular stained glass window to the front, further stained glass window to the rear, panelled staircase leading to the first floor with under-stairs storage cupboard, central heating radiator, picture rail and panelled doors to:



#### Fitted Guest Cloakroom

5'1" x 3'1" (1.55 x 0.94)

With low flush WC, vanity unit with wash handbasin and leaded window to the rear.

## Lounge

14'3" x 12'5" excluding bay (4.36 x 3.79 excluding bay )

With feature fireplace and decorative wooden surround, marble hearth and interior with electric fire, two central heating radiators, picture rail, sealed unit double glazed multipaned French doors opening onto the beautiful rear garden and sealed unit double glazed bow bay window to the front with leaded quarter lights.



## Dining Room

13'5" x 12'4" excluding bay (4.10 x 3.78 excluding bay )

With fitted cupboards (included in the sale), central heating radiator and sealed unit double glazed window to the front with leaded quarter lights.



## Dining Kitchen



## Dining Area

12'10" x 11'6" (3.92 x 3.51)

With impressive Minton floor, useful storage cupboards, wooden bench seating within the uPVC double glazed box bay window to the side, period servants bells, panelled door to the pantry and further panelled door to the utility room.



## Kitchen Area

9'11" x 9'3" (3.03 x 2.82)

With Corian preparation surfaces having matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate Neff induction hob, appliance space suitable for a fridge, two uPVC double glazed windows to the rear and multipaned sealed unit double glazed door opening onto the garden.



## Utility

9'7" x 4'9" (2.93 x 1.46)

With wood effect worktop, inset sink unit with appliance space beneath suitable for a washing machine, recently installed Baxi gas-fired boiler, uPVC double glazed window to the rear and panelled and sealed unit double glazed multipaned door to the side.

## First Floor

### Landing

Semi-galleried landing with feature balustrade, access to loft space via a pull-down ladder offering great storage, central heating radiator, dado rail, airing cupboard, feature stained glass window to the rear and doors to three bedrooms and bathroom.



### Bedroom One

15'0" x 13'5" (4.58 x 4.10)

With central heating radiator and sealed unit double glazed window to the front with leaded quarter lights.



### Bedroom Two

11'6" x 10'11" (3.51 x 3.34)

With central heating radiator, fitted storage and uPVC double glazed window to the side.



### Bedroom Three

11'1" x 9'6" (3.38 x 2.90)

With central heating radiator, fitted wardrobe and uPVC double glazed window to the rear.



### Bathroom

7'4" x 5'11" (2.24 x 1.81)

With bath having shower over, vanity unit with wash handbasin and cupboards, ladder style electric towel rail/heater (timer in airing cupboard), recessed ceiling spotlighting and uPVC double glazed window to the front.



### Separate WC

6'1" x 2'9" (1.86 x 0.86)

With low flush WC, central heating radiator, wash handbasin and uPVC double glazed window to the rear.

### West Wing

#### Lounge/Bedroom Six

14'4" x 12'6" (excluding bay) (4.37 x 3.82 (excluding bay))

The west wing of the property comprises a first floor lounge/occasional sixth bedroom with two central heating radiators, window to the rear, sealed unit double glazed window with leaded quarter lights to the front, wall mounted boiler (second of two) and panelled door to the inner landing.



### **Inner Landing**

With doors to bedroom four, bedroom five and shower room.

### **Bedroom Four**

14'10" x 9'10" (4.54 x 3.02)

With central heating radiator and uPVC double glazed windows to the rear and side.



### **Bedroom Five**

10'6" x 9'8" (3.22 x 2.96)

With central heating radiator and uPVC double glazed window to the front.

### **Shower Room**

6'3" x 6'2" (1.92 x 1.89)

With low flush WC, shower cubicle with Mira shower, vanity unit with wash handbasin, central heating radiator, access to a second loft space and uPVC double glazed window to the side.



### **Outside**

#### **Front Garden & Driveway**

The property occupies a fabulous position at the top of Kings Drive on an impressive south-facing plot which features a beautiful, well established garden to the front with lawn and well stocked borders containing plants and shrubs. An adjacent block paved driveway provides access to a good sized integral single garage.

#### **Integral Single Garage**

A good sized garage with power, lighting and pedestrian door to the rear garden.

#### **Office/Study**

11'7" x 9'10" (3.54 x 3.01)

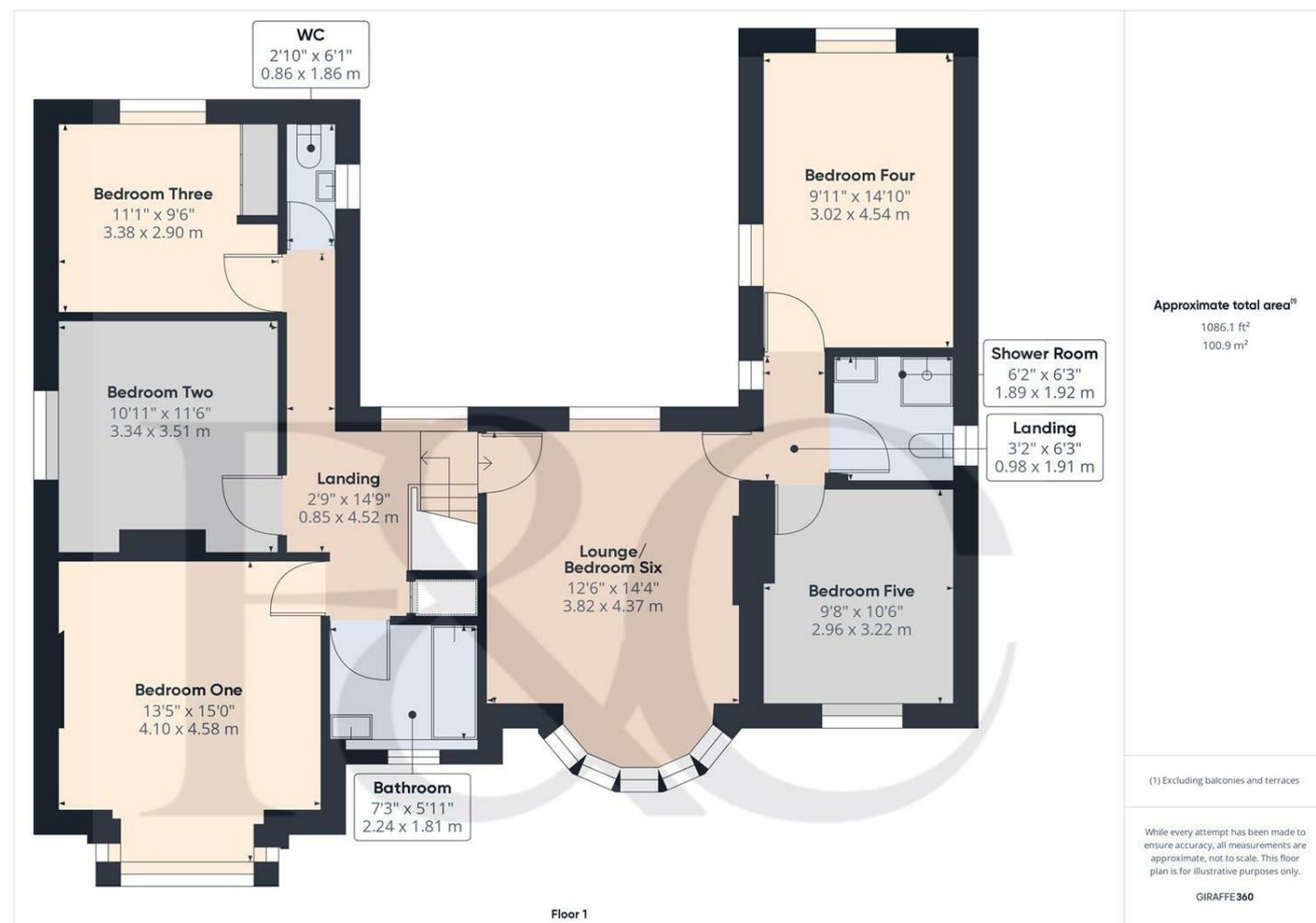
With wall mounted gas heater, radiator, window to the rear and multipaned door providing independent external access to the rear.

### Rear Garden

To the rear of the property and immediately off the dining kitchen, is a block paved patio area which gives way to a beautiful shaped lawn bound by again, very well stocked herbaceous borders containing plants and shrubs with an abundance of fruit trees. A meandering pathway culminates in a vegetable plot and also features a timber shed. The garden is a true asset to the sale of this property.



Council Tax Band F - Derby





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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