

# Fletcher & Company

25 Princes Drive, Littleover, Derby, DE23 6DX

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Offers Around £350,000

Freehold

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- Comprehensively Refurbished Detached Dormer Style Residence
- Littleover Community School Catchment Area
- Spacious & Versatile Accommodation
- Much Character Throughout - Tastefully Presented
- Spacious Dining Hall with Fitted Guest Cloakroom off
- Good Sized Lounge, Refitted Breakfast Kitchen, Side Lobby/Utility
- Ground Floor Bedroom/Study
- Spacious Landing, Two Double Bedrooms & Shower Room
- Fabulous Rear Garden, Extensive Driveway to Front for Four Vehicles
- Plannina Permission for Side Extension





## Summary

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Comprehensively refurbished and characterful three bedroom detached dormer style residence in a very popular residential location, close to the Royal Derby Hospital.

This is an opportunity to acquire a tastefully presented, characterful three bedroom detached residence occupying a highly convenient location on Princes Drive in Littleover. The property has been remodelled by the current vendor and refurbished to a high standard to provide spacious and versatile accommodation set over two floors. The property retains some original features including an impressive entrance door which leads into the large L-shaped dining hall with oak floor and fitted guest cloakroom off, spacious lounge with feature fireplace, fitted kitchen, side lobby/utility and ground floor bedroom three/study with French doors opening onto the garden. The first floor landing leads to two double bedrooms and well appointed shower room.

Please note the property has planning permission passed for a ground floor side extension which would create a larger utility room and shower room.

The property occupies an elevated position set back behind a driveway providing off road parking for four vehicles. To the rear of the property is a delightful, well established garden featuring extensive stone patio, garage and large lawned expanse with well stocked borders containing plants, shrubs and trees.

# F&C

### **The Location**

The property's location on Princes Drive is a stone's throw from the Royal Derby Hospital as well as Littleover Village centre which offers an excellent range of amenities and is also within the noted school catchments including Littleover Community School. The location also provides easy access onto Derby's ring road, the A38 and A52.

### **Accommodation**

#### **Ground Floor**

##### **L-Shaped Entrance Hall**

12'5" x 12'1" (3.79 x 3.70)

Original oak panelled entrance door with glazed and leaded inset provides access into the spacious L-shaped entrance hall with original oak floor, telephone point, two central heating radiators, double glazed and leaded windows to the front and side and staircase leading to the first floor landing.



##### **Fitted Guest Cloakroom**

5'10" x 2'11" (1.80 x 0.90)

With low flush WC, wash handbasin, storage recess and double glazed and leaded window to the side.

### Spacious Lounge

13'9" x 13'1" (4.21 x 4.00)

With a beautiful feature fireplace with decorative wooden surround and raised slate hearth incorporating a cast iron open fire grate, two central heating radiators, tv point, double glazed and leaded window to the front and two further double glazed and leaded windows to the side.



### Study/Bedroom Three

10'10" x 7'5" (3.32 x 2.27)

With central heating radiator, tv point, double glazed and leaded window to the side and double glazed French doors giving access onto the terrace and garden beyond.



### **Breakfast Kitchen**

13'6" x 9'7" (4.12 x 2.94)

With an extensive range of solid oak preparation surfaces with glazed tiled surrounds extending to a breakfast bar area, inset stainless steel sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance space suitable for a freestanding dual-fuel cooker, integrated dishwasher, central heating radiator, quarry tiled floor, double glazed and leaded window to the rear offering fabulous views over the garden and panelled multipaned door to the side lobby.



### **Side Lobby**

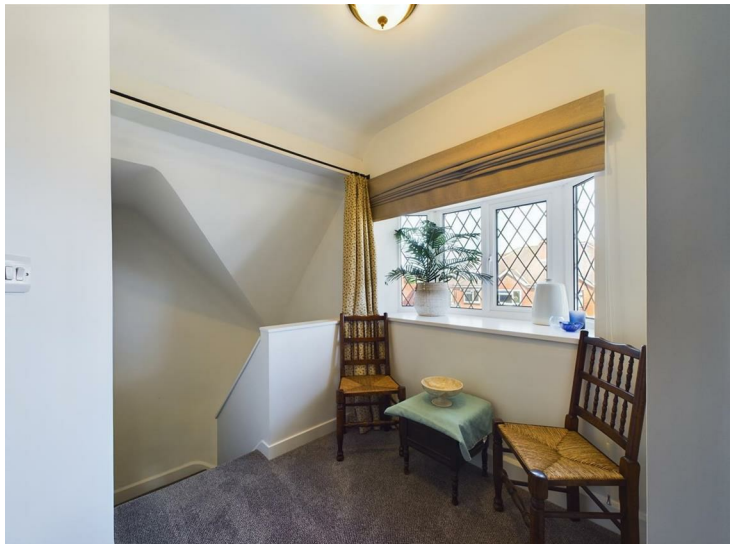
6'3" x 2'9" (1.92 x 0.84)

With appliance space suitable for a fridge/freezer and washing machine, double glazed and leaded window and door to the side.

### **First Floor**

#### **Landing**

A spacious landing/study area with central heating radiator, useful storage cupboard, double glazed and leaded bay window to the front and doors to two bedrooms and shower room.



### **Double Bedroom One**

14'4" x 12'3" (4.37 x 3.75)

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



### **Double Bedroom Two**

13'2" x 11'6" (4.03 x 3.52)

With central heating radiator, storage space into eaves and double glazed and leaded window to the side.



### **Shower Room**

9'4" x 5'10" (2.85 x 1.78)

With a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle, central heating radiator, shaver point, recessed ceiling spotlighting, double glazed and leaded window to the side and sealed unit double glazed Velux window to the rear offering far-reaching views in the distance.

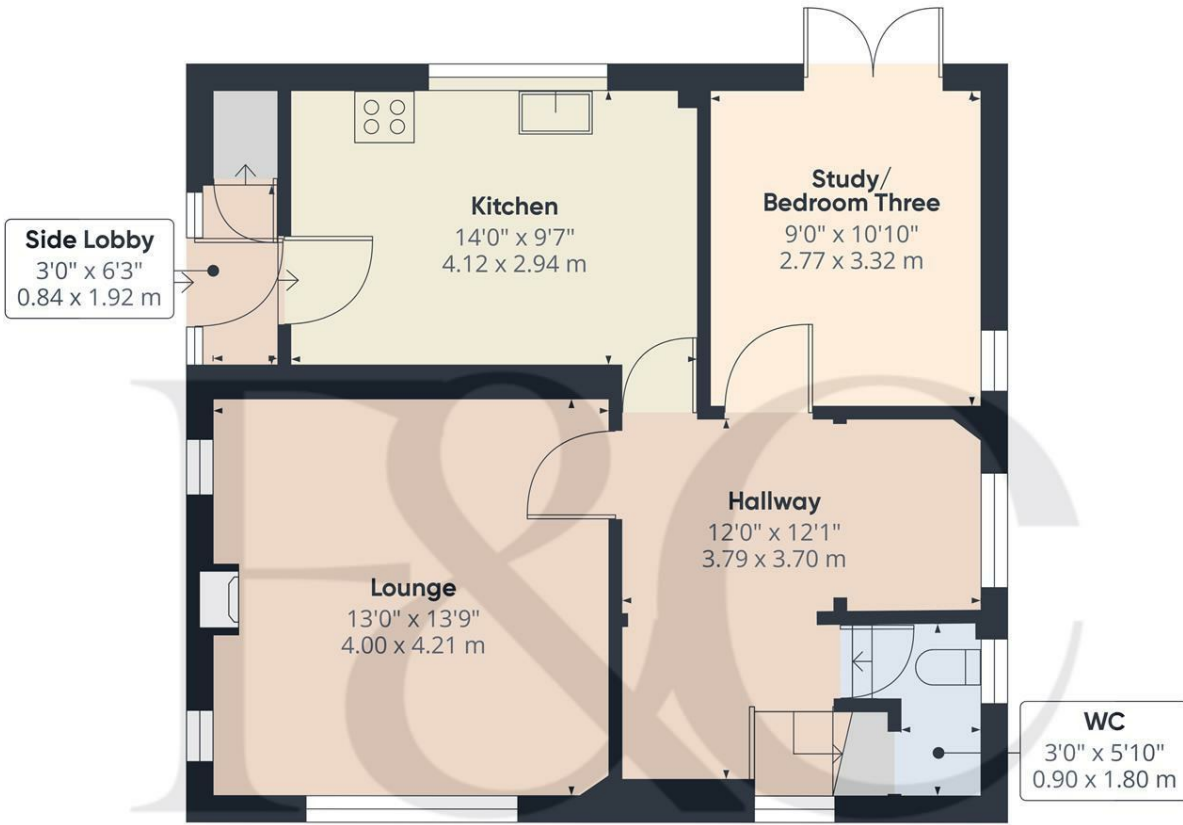


## Outside

To the front of the property is an extensive wide driveway with a combination of gravel and tarmac providing off road parking for four vehicles continuing to the side of the property leading to a detached garage. To the rear of the property is an Indian stone paved patio/terrace with timber-edged herbaceous borders containing plants and shrubs, a sizeable shaped lawn, further selection of herbaceous borders containing flowering plants, shrubs and trees and to the foot of the garden is a timber shed. The south-facing garden is a true feature of this sale and must be seen to be fully appreciated.



Council Tax Band D



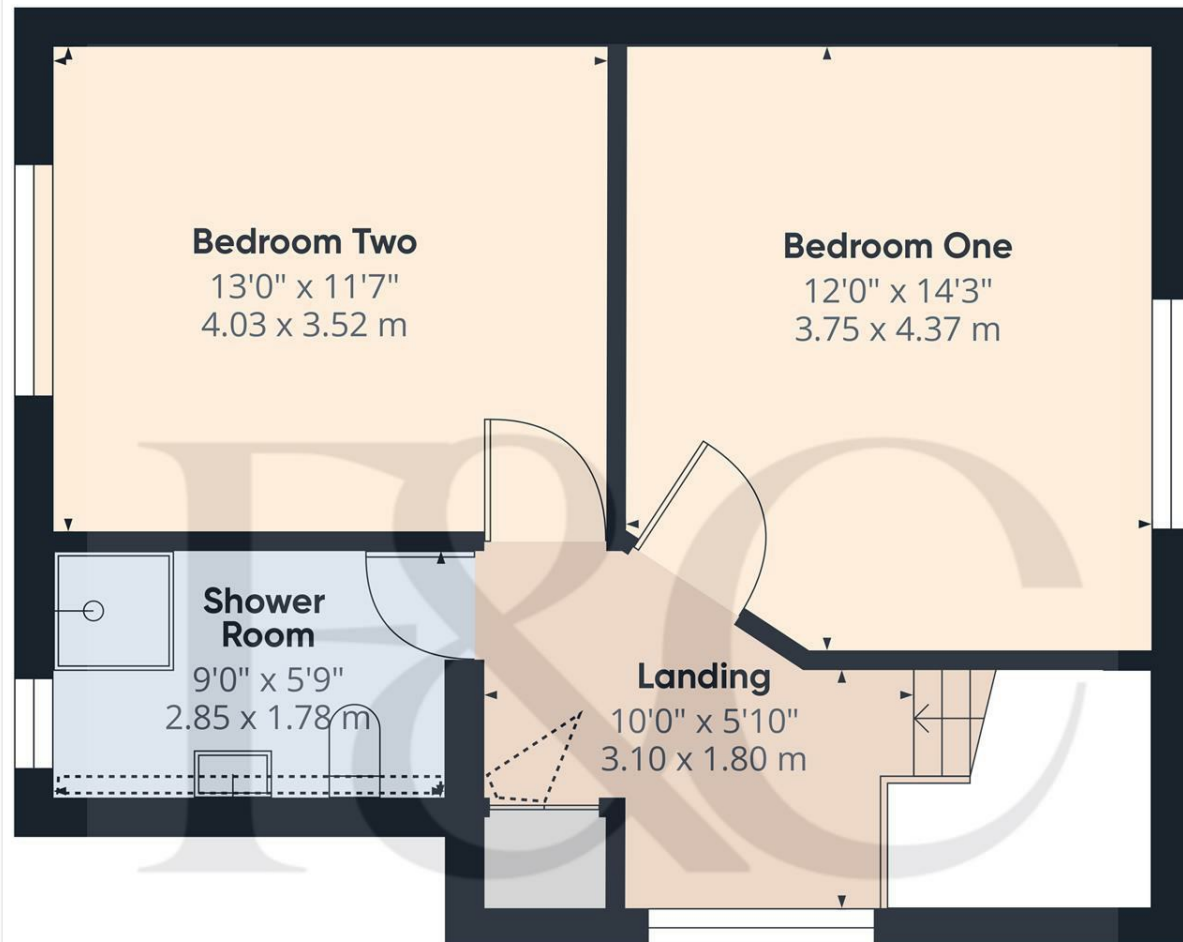
Floor 0

**Approximate total area<sup>(1)</sup>**  
604.82 ft<sup>2</sup>  
56.19 m<sup>2</sup>

(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

**Approximate total area<sup>(1)</sup>**  
458 ft<sup>2</sup>  
42.55 m<sup>2</sup>

**Reduced headroom**  
2.37 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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Council Tax Band: D  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	