



---

3 Bed House - Semi-Detached

51 Gary Close  
Littleover  
Derby  
DE23 2LG

Offers Around £230,000

---

Fletcher  
& Company



51 Gary Close  
Derby  
DE23 2LG



• Entrance Hall • Lounge • Dining  
Kitchen • Three First Floor Bedrooms &  
Bathroom • Private Low Maintenance Rear  
Garden • Driveway & Garage

A superbly appointed and very well presented three bedroom, semi-detached residence occupying a quiet cul-de-sac location in Littleover.

Superbly presented and well appointed three bedroom semi-detached residence occupying a quiet cul-de-sac location. Set back behind a driveway giving access to a garage. To the rear of the property is a private, enclosed, low maintenance garden.

Internally the property benefits from double glazing and gas central heating with entrance hall, lounge, dining kitchen, externally accessed utility/study to the rear of the garage. The first floor accommodation comprises three further bedrooms and a well-appointed bathroom.





### The Location

The property's location in the popular suburb of Littleover gives easy access to a selection of schools, excellent amenities with large supermarket in neighbouring Sinfin, shops on Blenheim Parade as well as Foresters retail park. Easy access to the ring road and Derby City centre.

### Accommodation

#### Ground Floor

##### Entrance Hall

6'5" x 5'10" (1.96 x 1.79)

A double glazed entrance door provides access to hall with central heating radiator, recessed ceiling spotlighting and staircase to first floor.

##### Lounge

12'7" x 11'1" (3.86 x 3.40)

With feature media wall incorporating flat screen TV, electric fire, central heating radiator, recessed ceiling spotlighting, understairs storage cupboard, window to front and double doors to dining kitchen.

##### Dining Kitchen

14'11" x 10'5" (4.56 x 3.20)

##### Dining Area

With two central heating radiators.

### Kitchen Area

With impressive preparation surfaces, matching upstands, inset sink unit with flexible mixer tap, gloss finish base cupboards and drawers with complimentary wall mounted cupboards, inset four plate electric hob with built-in double oven with grill, integrated fridge/freezer and dishwasher, recessed ceiling spotlighting, double glazed window and matching french doors to garden.

### Externally Accessed Utility Room

9'5" x 6'10" (2.89 x 2.09)

With worktop and appliance spaces beneath suitable for freezer, washing machine and tumble dryer. Integral door to garage.

### First Floor Landing

9'3" x 5'1" (2.82 x 1.55)

With access to through space and recessed ceiling spotlighting.

### Bedroom One

12'1" x 8'4" (3.70 x 2.55)

With central heating radiator, built-in wardrobes, useful cupboards, recessed ceiling spotlighting and double glazed window to front.

### Bedroom Two

8'7" x 8'6" (2.63 x 2.61)

With central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

### Bedroom Three

9'8" x 6'4" (2.97 x 1.94)

With central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

### Superbly Appointed Bathroom

6'2" x 5'6" (1.89 x 1.70)

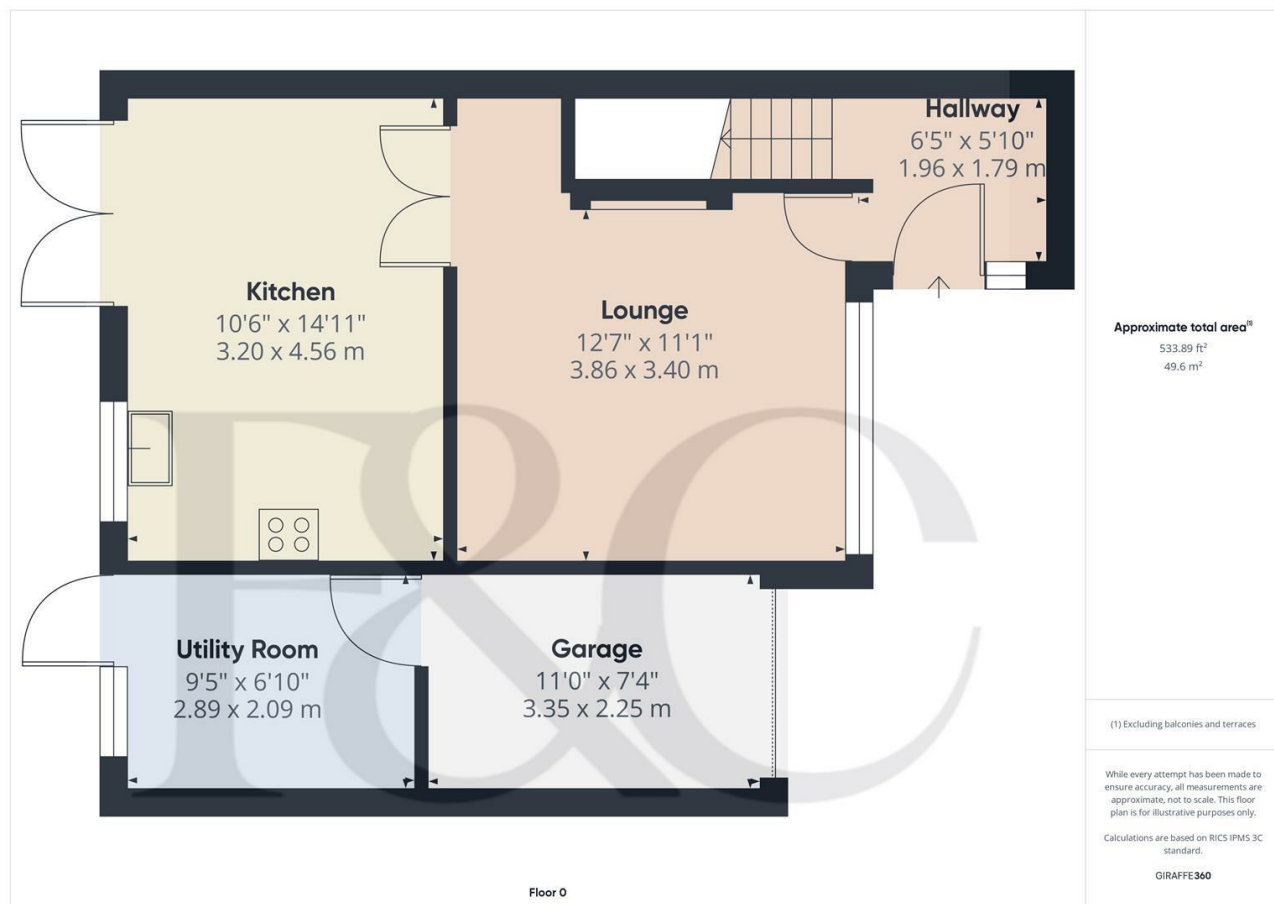
With marble effect floor and wall tiles, vanity unit with wash handbasin, low flush WC, bath with shower, ladder style radiator, recessed ceiling spotlighting, extractor fan and double glazed window to side.

### Outside

To the front of the property is a block paved fore-garden providing off-road parking and access to a detached garage with electric door. To the rear of the property is a low maintenance garden offering a high degree of privacy with patio area and artificial lawn.

### Council Tax Band B

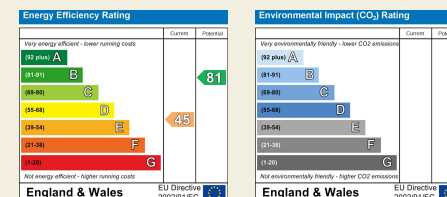




15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

T: 01332 300558

E: [derby@fletcherandcompany.co.uk](mailto:derby@fletcherandcompany.co.uk)  
[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



**Fletcher  
& Company**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.