

# Fletcher & Company

39 Stafford Drive, Littleover, Derby, DE23 3WG

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£499,950

Freehold

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- Ideal for a Large Family
- Double Glazing & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Lounge with Separate Study
- Impressive Open Plan Dining Kitchen with Integrated Appliances
- Master Bedroom with Dressing Room & En-Suite Shower Room
- Two Further Double Bedrooms & Bathroom
- Second Floor Features Two Further Double Bedrooms & Shower Room
- Impressive Rear Garden
- Double Width Driveway with Detached Double Garage





## Summary

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A substantial, three storey, Taylor Wimpey, five bedroom, executive, detached residence occupying a fabulous location on the edge of the Highfields estate with fabulous views over neighbouring open fields.

This is a fantastic opportunity to acquire a large Taylor Wimpey built, three storey, five double bedroom, detached residence occupying a particularly good location on the edge of the Highfields estate. The property offers views over neighbouring countryside. Double glazed and gas central heated with entrance hall, cloakroom, lounge, separate study/sitting room and open plan dining kitchen across the full width of the property. The first floor landing leads to a master suite with double bedroom, dressing room and en-suite shower room, two further bedrooms and bathroom. The second floor accommodation leads to two further double bedrooms and a shower room.

The property benefits from excellent parking facilities with a double width driveway providing access to a detached double garage. To the rear of the property is an attractive garden with lawn, two patio areas and hot tub.

# F&C

## The Location

The Highfields estate located on the southern edge of Littleover provides an excellent range of amenities. On the estate itself is a recently built primary school and a selection of shops including a small supermarket. The property also gives easy access to A50 and A38, Toyota, Rolls Royce and JCB.

## Accommodation

### Ground Floor

#### Entrance Hall

13'7" x 6'3" (4.16 x 1.92)

A panelled and double glazed entrance door provides access to hallway with staircase to first floor, understairs storage cupboard and vinyl tile flooring.

#### Fitted Guest Cloakroom

7'8" x 3'4" (2.35 x 1.04)

With low flush WC, pedestal wash handbasin, tiled splashbacks, central heating radiator and double glazed window to side.

#### Lounge

14'10" x 11'8" (4.54 x 3.56)

With central heating radiator, media point and double glazed window to front with pleasant open aspect.



### Study

10'4" x 8'0" (3.15 x 2.46)

With central heating radiator, telephone jack point, fibre ultra fast internet, double glazed window to side and double glazed window to front with pleasant open aspect.



### Fabulous Open Plan Dining Kitchen

26'6" x 10'6" (8.09 x 3.22)



### Dining Area

A spacious area with central heating radiator and double glazed French doors with matching sidelights to garden.



### Kitchen Area

With granite effect worktops with matching upstands, one and a half stainless steel sink unit, stylish gloss finish base cupboards and drawers, complementary wall mounted cupboards, four plate AEG gas hob with extractor hood over, built-in double oven and separate single oven, integrated dishwasher and washing machine, appliance space suitable for American style fridge freezer, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### First Floor Landing

18'2" x 6'10" (5.56 x 2.09)

A semi-galleried landing with staircase to second floor, airing cupboard housing the hot water cylinder and double glazed window to front.

### Master Suite

11'8" x 11'0" x 7'0" x 4'9" (3.56 x 3.36 x 2.15 x 1.47)

With central heating radiator, air conditioning unit, double glazed window to front offering impressive views and dressing area.



### **Dressing Area**

An ideal recess for wardrobes with door to en-suite.



### **En-Suite Shower Room**

9'6" x 5'0" (2.91 x 1.54)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, shaver point, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### **Double Bedroom Two**

13'1" x 8'2" (3.99 x 2.50)

With central heating radiator and double glazed window to front with impressive views.



### **Double Bedroom Three**

11'4" x 9'6" (3.46 x 2.92)

With central heating radiator and double glazed window to rear.



### **Bathroom**

6'10" x 5'6" (2.09 x 1.70)

Well-appointed and partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator, recessed ceiling spotlighting, shaver point and double glazed window to rear.



### **Second Floor Landing**

3'6" x 3'2" (1.08 x 0.98)

#### **Double Bedroom Four**

15'7" x 12'0" (4.75 x 3.66)

With central heating radiator, sealed unit double glazed Velux window to rear and double glazed window to front offering fabulous views over neighbouring fields.



#### **Double Bedroom Five**

15'7" x 11'1" (4.76 x 3.39)

With central heating radiator, sealed unit double glazed Velux window to rear and double glazed window to front offering fabulous views over neighbouring fields.



### **Well-Appointed Shower Room**

7'4" x 5'4" (2.24 x 1.64)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator, recessed ceiling spotlighting, shaver point and double glazed window to rear.



## Outside

The property occupies a fabulous edge of estate location with a south westerly aspect to front with views over fields. The property benefits from an ample frontage with double width tarmac driveway providing ample off-road parking and access to a detached double garage with two up and over doors, power and lighting. The property also features an attractive lawned fore-garden with well-stocked borders and pleasant seating area. To the rear of the property is an extensive patio currently housing a hot tub (included in the sale), lawned garden with well-stocked borders, side access to garage and additional patio at the foot of the garden. The property also features security lighting, outdoor power and electric vehicle charging point.

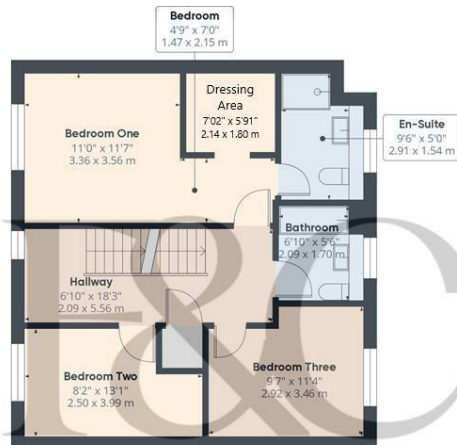


Council Tax Band E





Floor 0



Floor 1

**Approximate total area<sup>1)</sup>**

1658.19 ft<sup>2</sup>  
154.05 m<sup>2</sup>

**Reduced headroom**

43.82 ft<sup>2</sup>  
4.07 m<sup>2</sup>

(1) Excluding balconies and terraces

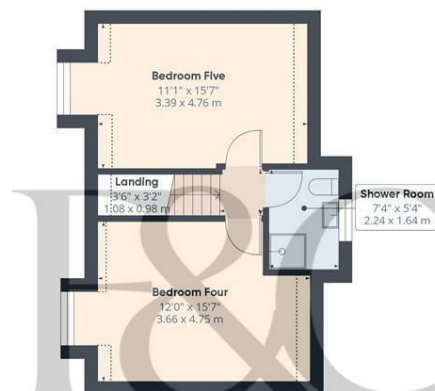
**Reduced headroom**

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

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