

Fletcher & Company

10 Eastwood Drive, Littleover, Derby, DE23 6BN

Price Guide £399,950

Freehold



- A Good Size Plot with Extensive Rear Garden
- Driveway & Garage
- Double Glazing & Gas Central Heating
- Entrance Hall
- Two Reception Rooms
- Extended L-Shaped Kitchen with Utility & Guest Cloakroom Off
- Three First Floor Bedrooms & Bathroom
- Second Floor Bedroom & Bathroom





Summary

Due to the level of interest we have received for this property we are inviting best and final offers in writing by 12pm on Wednesday 9th April to annette@fletcherandcompany.co.uk

A substantial, four bedroom, traditional, semi-detached residence occupying a sought after location on Eastwood Drive in Littleover.

This is a rare opportunity to acquire a substantial, traditional, semi-detached residence which has been extended to provide spacious accommodation ideal for a large family. The property is set back from Eastwood Drive behind a lawned fore-garden with adjacent driveway giving access to an attached garage. To the rear of the property is a particularly large garden featuring terrace off the kitchen, lawned area with vegetable plots, home office and further gently sloping lawn garden.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, two reception rooms to the front, extended L-shaped kitchen with bifold doors and separate utility room. The first floor landing leads to three bedrooms and a bathroom. The second floor landing features a double bedroom and a bathroom.

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The Location

The property's location on Eastwood Drive benefits from being close to Littleover centre which offers an excellent range of amenities including a varied selection of shops and facilities. The property is also within noted school catchment areas including Littleover Community school. A regular bus service runs along Burton Road into Derby City centre. The property is also close to the ring road and the Derby Royal Hospital as well as Kingsway retail park, A38 and A52.

Accommodation

Ground Floor

Entrance Hall

A panelled and sealed unit double glazed entrance door provides access to hallway with oak wooden floor, storage cupboard, decorative coving, dado rail, picture rail and staircase to first floor.

Lounge

13'9" x 11'9" (4.21 x 3.60)

With tiled fire surround incorporating cast iron log burner, central heating radiator, decorative coving, picture rail, double glazed window to side and double glazed bay window to front.



Sitting Room

12'7" x 11'10" (3.84 x 3.63)

With feature fireplace with decorative wooden surround and marble hearth with living flame gas fire, central heating radiator, decorative coving, picture rail, dado rail and double glazed window to front.



Kitchen

19'5" x 8'5" (5.93 x 2.57)

A spacious L-shaped dining kitchen with pitched roof, bifold doors overlooking large rear garden, sealed unit double glazed Velux window, slate tile flooring, woodblock effect preparation surfaces, inset stainless steel sink unit with mixer tap, five plate gas hob with extractor hood over with built-in oven underneath, integrated dishwasher, appliance space suitable for large fridge, useful storage cupboards and recessed ceiling spotlighting.



Utility

9'6" x 7'8" (2.90 x 2.34)

With woodblock effect worktops, inset ceramic sink unit with mixer tap, fitted base cupboard, appliance space suitable for washing machine and tumble dryer, wall mounted Worcester gas fired boiler, recessed ceiling spotlighting, sealed unit double glazed Velux window, double glazed door to garden and internal door to fitted guest cloakroom.

Fitted Guest Cloakroom

4'0" x 2'3" (1.24 x 0.70)

With low flush WC and double glazed window to rear.

First Floor Landing

7'5" x 2'11" (2.28 x 0.90)

With staircase to second floor.

Double Bedroom One

13'10" x 11'10" (4.24 x 3.61)

With central heating radiator, decorative coving, picture rail and double glazed windows to side and front.

**Double Bedroom Two**

12'7" x 11'11" (3.84 x 3.64)

With central heating radiator, decorative coving, picture rail and double glazed window to front.



Double Bedroom Three

12'7" x 9'11" (3.85 x 3.04)

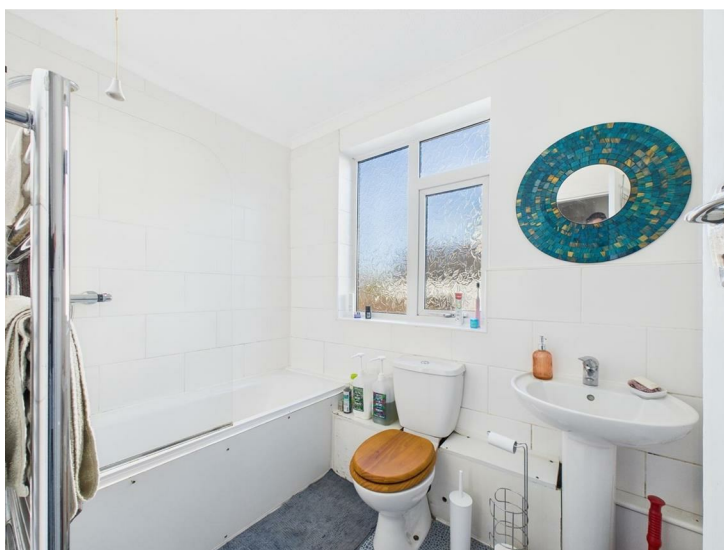
With central heating radiator, storage cupboard, decorative coving, picture and double glazed window to rear overlooking large garden.



Bathroom

8'1" x 5'4" (2.47 x 1.63)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator, decorative coving and double glazed window to side.



Second Floor Landing

6'9" x 6'0" (2.06 x 1.83)

A semi-galleried landing with useful storage cupboard and sealed unit double glazed Velux window to rear.

Double Bedroom Four

12'7" x 10'6" (3.85 x 3.21)

With two central heating radiators, a good range of fitted wardrobes and sealed unit double glazed Velux windows to both front and rear.



Bathroom

13'10" x 5'8" (4.23 x 1.73)

With low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator, double glazed window to side and sealed unit double glazed Velux window to rear.



Outside

The property is set back, well-screened from the road behind a brick wall and lawned fore-garden with adjacent driveway providing ample off-road parking, EV charging point and access to a brick garage with twin panelled and glazed doors, power and lighting and inspection pit. Side access leads to the rear.

Immediately off the kitchen is a raised terrace which overlooks the impressive large garden featuring expansive lawned expanses, vegetable plots and a most useful detached garden room/home office.



Garden Room/Home Office

14'9" x 8'2" (4.50 x 2.49)

Ideal for use as a gym or working from home.



Garage

16'7" x 8'7" (5.08 x 2.63)

With twin panelled and glazed doors, power and lighting and inspection pit.

Council Tax Band D

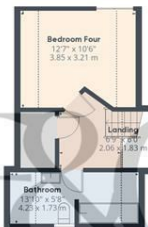




Floor 0 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area¹⁾

1776.61 ft²
165.05 m²

Reduced headroom

64.94 ft²
6.03 m²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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10 Eastwood Drive
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Council Tax Band: D
Tenure: Freehold

