

# Fletcher & Company

23 Owlswick Close, Littleover, DE23 3SS

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Price £400,000

Freehold

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- Well Proportioned Detached House
- Sought-After Cul-de-sac Location
- Entrance Porch & Hallway
- Three Reception Rooms
- Kitchen, Utility Room & Cloaks/WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway & Garage
- Extensive Mature Garden to Rear
- Easy Access to A38, A50 & Derby City Centre





## Summary

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An internal inspection of this spacious home will reveal a porch, entrance hallway, cloakroom/WC, lounge, dining room, sitting room, kitchen and a utility room. The first floor landing leads to a master bedroom with en-suite, three further generous bedrooms and a family bathroom.

To the front of the property is a lawned fore-garden with well stocked borders and a driveway providing off road parking for multiple vehicles leading to a single garage. A real feature is the extensive, mature garden which is enclosed and mainly laid to lawn with a generous patio area.

Excellent road links such as the A38, A50, M1 are nearby and within easy reach is Derby city centre, local amenities, schools and shops.

# F&C

## The Location

Littlelover Village is in the suburb of Derby city, being popular due to its school and great access to the A38 road network which links to the A50 and M1 making easy commutes to nearby cities and a short drive from Derby city centre.

## Accommodation

### Ground Floor

#### Entrance Porch

4'9" x 4'0" (1.46 x 1.24)

Having a single glazed door providing access to the front, single glazed windows to the front and side, tiled floor and door providing access to the hallway.

#### Entrance Hall

11'7" x 5'8" (3.55 x 1.75)

With central heating radiator and staircase leading to the first floor with under-stairs cupboard providing excellent storage space.

#### Cloakroom/Wc/Potential Shower Room

4'9" x 3'10" (1.45 x 1.18)

Appointed with a two-piece suite comprising a low flush WC, pedestal wash handbasin with tiled splash-back, central heating radiator and a double glazed window. Please note there is a recess for a shower and we understand from the vendor that plumbing is available.

#### Lounge

14'0" x 11'8" (4.28 x 3.58)

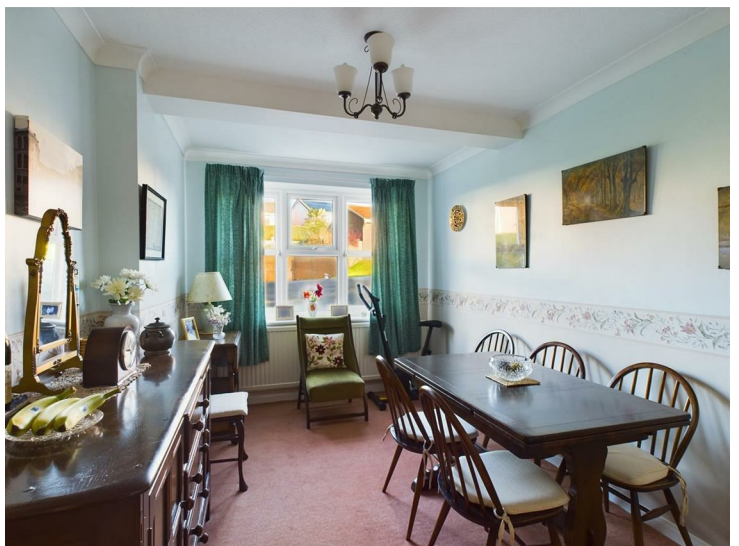
With a feature stone fireplace with tiled hearth and surround housing a living flame gas fire, central heating radiator and uPVC double glazed window to the front.



#### Dining Room

13'1" x 8'3" (3.99 x 2.52)

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



### **Sitting Room**

9'9" x 9'2" (2.99 x 2.81)

With central heating radiator and uPVC double glazed patio doors providing access to the rear garden and patio.



### **Kitchen**

13'4" x 9'1" (4.07 x 2.77)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top worksurface over incorporating a stainless steel sink drainer unit with mixer tap, appliance space for a cooker and fridge/freezer, breakfast bar, central heating radiator, tiled floor, uPVC double glazed window overlooking the rear garden and a door providing access into the hallway.



### **Utility Room**

4'10" x 4'10" (1.48 x 1.48)

With roll top worksurface and inset stainless steel sink/drainer unit with mixer tap over and useful cupboard beneath, plumbing for an automatic washing machine, wall mounted boiler (serving domestic hot water and central heating system), tiled floor, uPVC double glazed window to the rear and uPVC door providing access to the side of the house.

### **First Floor**

### **Landing**

9'11" x 2'7" (3.04 x 0.80)

Having access to all bedrooms and the bathroom.

### **Bedroom One**

12'0" x 11'6" (3.68 x 3.52)

Appointed with a range of fitted wardrobes providing excellent hanging and storage space, radiator and a double glazed window.



### **En-Suite**

9'6" x 3'2" (2.90 x 0.98)

Appointed with a three-piece white suite comprising a wash handbasin, low flush WC, separate shower area with shower over and tiling to all splash-back areas, radiator and a double glazed window.



### **Bedroom Two**

10'0" x 9'5" (3.06 x 2.88)

With radiator and a double glazed window overlooking the rear garden.



### Bedroom Three

10'0" x 8'3" (3.07 x 2.54)

With radiator and a double glazed window overlooking the rear garden.



### Bedroom Four

9'11" x 6'6" (3.04 x 1.99)

With radiator and a double glazed window overlooking the rear garden.



### Bathroom

8'2" x 6'9" (2.50 x 2.07)

Appointed with a four-piece suite comprising a low level WC, bidet, wash handbasin, panelled bath with tiling to splash-back areas, radiator, storage cupboard and obscured glass double glazed window to the side elevation.



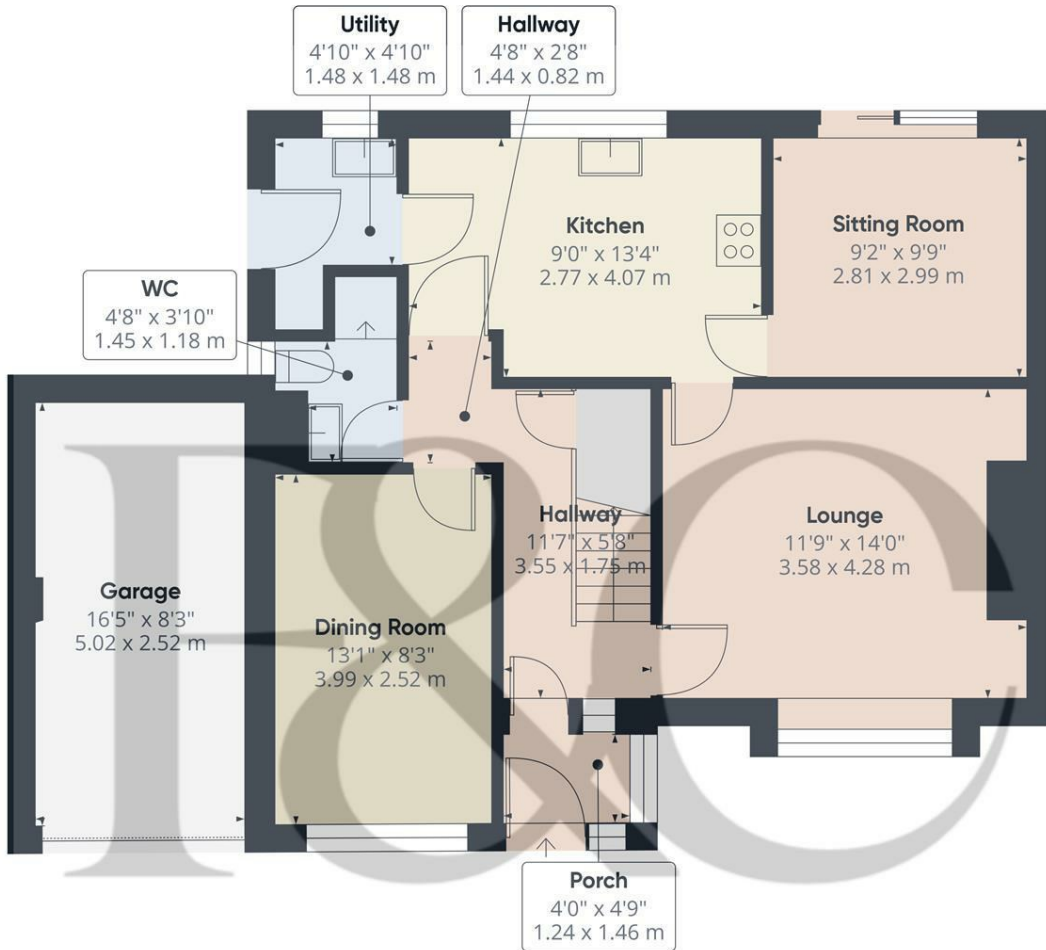
## Outside

A driveway provides off road parking for a number of vehicles to the front of the property and leads to the garage with an up and over door, power and lighting.

A secure gate to the side leads to an extensive, mature, mainly lawned garden with outside lighting and cold water tap. The garden is well stocked with a variety of shrubs, trees and flowering plants and in addition, is an extensive paved patio, ideal for Al Fresco living.



Council Tax Band E



Floor 0

Approximate total area<sup>®</sup>

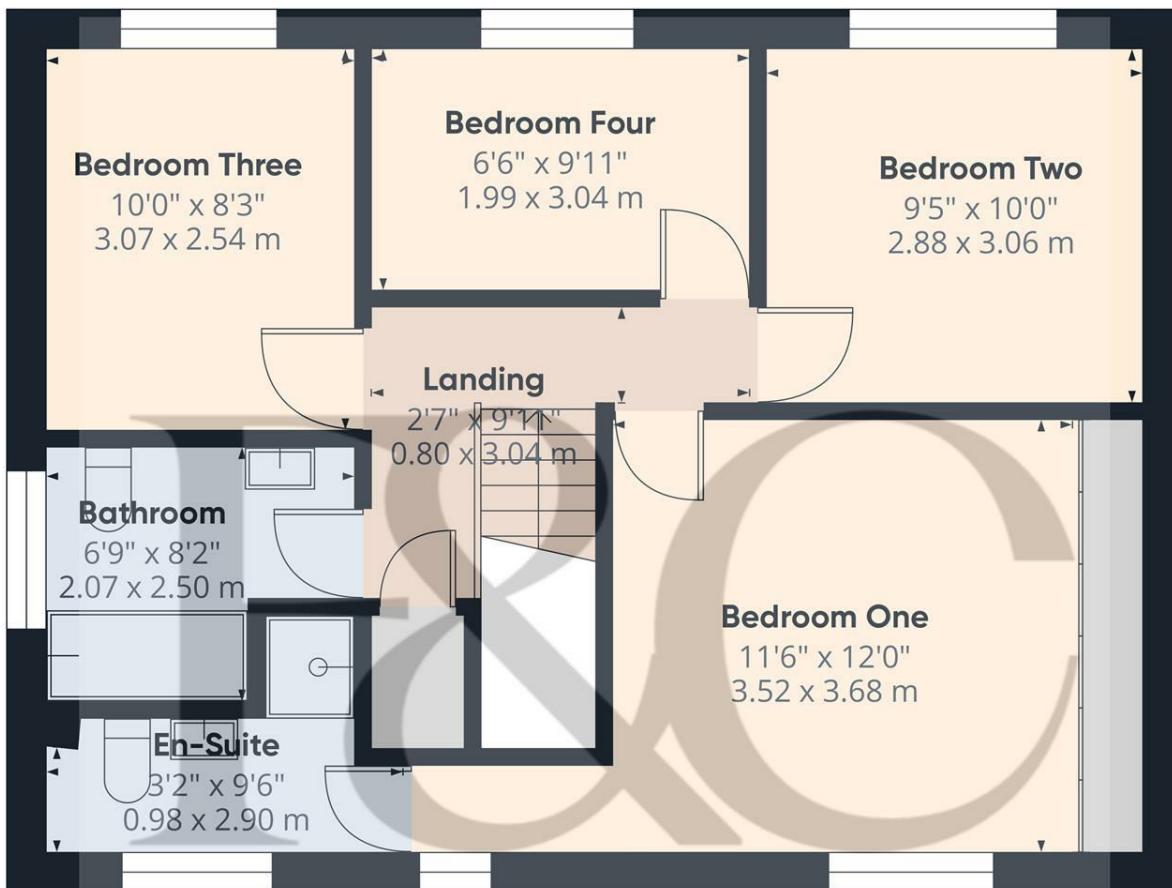
779.52 ft<sup>2</sup>  
72.42 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>®</sup>

565.76 ft<sup>2</sup>  
52.56 m<sup>2</sup>

(1) Excluding balconies and terraces

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23 Owlswick Close  
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DE23 3SS

Council Tax Band: E  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	