

# Fletcher & Company

2a Vine Close, Littleover, Derby, DE23 3BX

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Offers In Excess Of £450,000

Freehold

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- Rarity on the Market, New Build Property
- Low Running Costs
- EPC Rating A
- Solar Panels
- Underfloor Heating Throughout
- Triple Glazing
- Mechanical Ventilation & Heat Recovery System
- EV Provision
- Ideal for a Family, Cul-de-Sac Location
- No Upper Chain





## Summary

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This is a rare and exciting opportunity to acquire a recently constructed, eco home in a popular, convenient, residential location.

The property is sold with the benefit of no upper chain and some of the energy efficiency features include solar panels and underfloor heating to all floors with independent thermostatic control to each room. An air source heat pump runs the underfloor heating and gives constant pressurised hot water from the tank located within the plant room. The property benefits from triple glazed windows throughout and is highly insulated providing a very quiet, draught free environment. The property benefits from a mechanical ventilation and heat recovery system which delivers constant, filtered, fresh air in all rooms and ensures lower humidity. There is a rainwater harvesting system which provides water to the washing machine and toilets, this allows for reduced water rates. There is also an EV provision located to the side of the property and the front single storey extension features a green roof planted with sedum reducing carbon footprint.

The property features bamboo flooring throughout and the accommodation comprises entrance hall/porch, plant room, fitted guest cloakroom, large living space with feature glass and oak staircase to first and a lower ground floor, open plan dining kitchen with A rated appliances, patio doors to garden and separate utility. The lower ground floor is a fully functioning room which would be ideal for use as a home office/guest bedroom/gym. The first floor features a semi-galleried landing and comprises a principle bedroom with en-suite shower room, three further good sized bedrooms and a bathroom. Outside, the property occupies a quiet cul-de-sac location and benefits from a driveway providing off-road parking. To the rear of the property is a pleasant, enclosed, rear garden which is mainly lawn and features a patio/terrace and beyond this is a pleasant backdrop of neighbouring gardens.

# F&C



### **The Location**

The property's location in Littleover gives access to an excellent range of schooling at all levels and a good selection of amenities within Littleover village centre. There is a regular bus service into Derby City centre. The property is also convenient for the Royal Derby hospital, A38 and A52.

### **Accommodation**

Please note: the entire property benefits from underfloor heating.

#### **Entrance Hall**

6'11" x 4'11" (2.13 x 1.51)

An entrance door provides access to hallway with feature bamboo flooring which continues throughout the ground floor of the property, triple glazed window to front and feature glass block wall.



#### **Plant Room**

7'5" x 5'1" (2.27 x 1.55)

With triple glazed window to front.

#### **Fitted Guest Cloakroom**

5'6" x 5'4" (1.68 x 1.64)

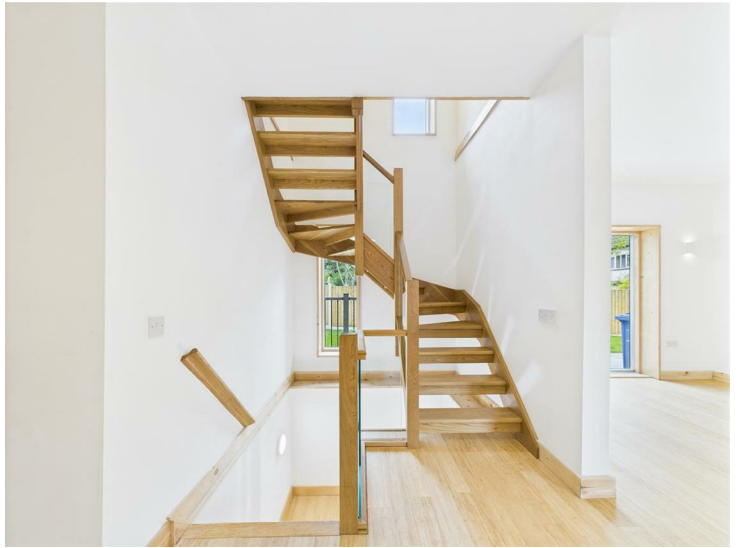
A stylish white suite with low flush WC, vanity unit with wash handbasin and drawer beneath, marble effect splashback, large storage cupboard with sliding doors and feature glass block window.



### Spacious Lounge

18'11" x 18'6" (5.79 x 5.66)

A spacious room with two TV aerial points, wall light points, feature staircase to lower ground floor and first floor with stylish oak and glass balustrade, triple glazed windows to front and side and triple glazed patio door to garden.



## Dining Kitchen

24'5" x 11'1" (7.46 x 3.38)



### Dining Area

A spacious area with wall light points, TV aerial point, feature triple glazed window incorporating two patio doors to rear and further triple glazed window to side.



### Kitchen Area

Having an extensive range of quartz preparation surfaces extending to breakfast bar, matching upstands, inset one and a quarter stainless steel sink unit with mixer tap and boiling hot water tap, a full range of integrated appliances including induction hob with extractor hood over, double oven, combination microwave oven, larder fridge and dishwasher, stylish range of fitted base cupboards and drawers, recessed ceiling spotlighting and triple glazed windows to side and front.



### Utility

9'2" x 7'6" (2.80 x 2.30)

With fitted base cupboards and drawers with complementary worktops and matching upstands, integrated washing machine, tumble dryer and freezer, single stainless steel sink unit and triple glazed window.



### Lower Ground Floor

17'6" x 14'1" (5.35 x 4.30)

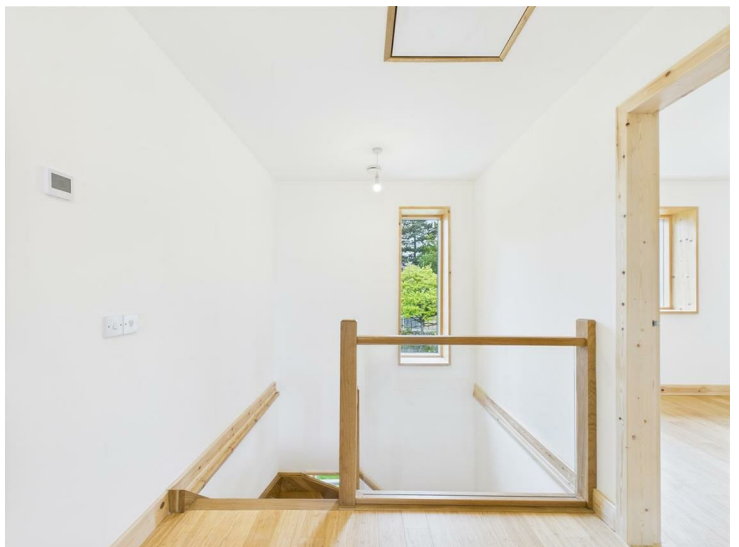
This is an excellent room for use as a hobby/gym or office with useful storage recess beneath the staircase, TV aerial point, stylish wall light points and triple glazed door giving access to garden via external steps.



### First Floor Landing

15'2" x 3'2" (4.64 x 0.98)

A semi-galleried landing with continuation of the oak and glass balustrade, access to loft space and triple glazed window to rear.





### **Bedroom One**

18'8" x 11'1" (5.69 x 3.40)

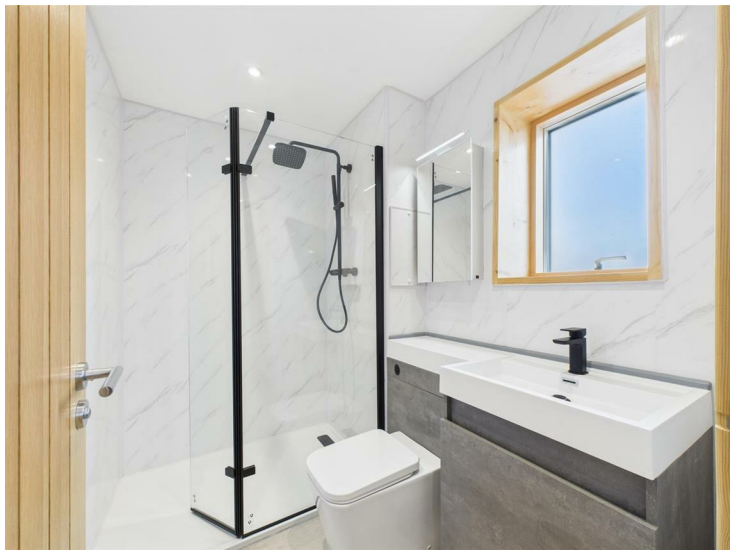
Having a TV aerial point and triple glazed windows to front and rear.



### **Superbly Appointed Shower Room**

7'5" x 5'5" (2.27 x 1.66)

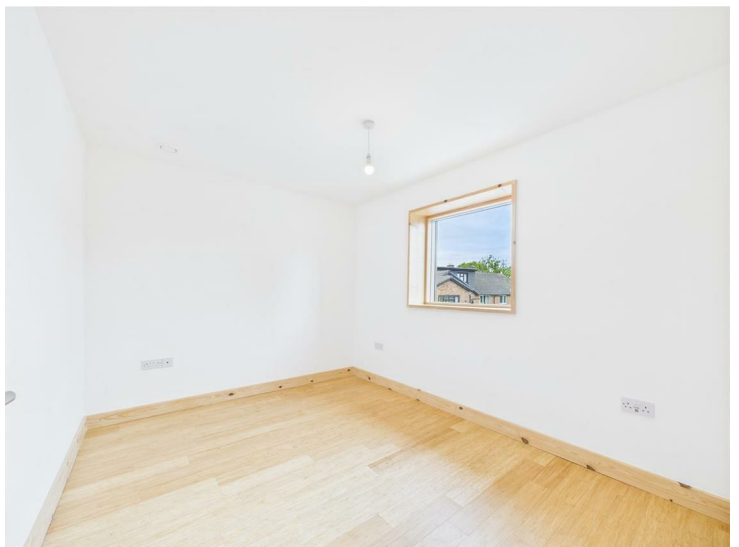
Appointed with a white suite with marble effect wall covering, low flush WC, vanity unit with wash handbasin and drawer beneath, large walk-in shower cubicle, towel radiator, recessed ceiling spotlighting and triple glazed window to front.



### **Bedroom Two**

11'1" x 9'1" (3.39 x 2.78)

With TV aerial point and triple glazed window to front.





### **Bedroom Three**

11'1" x 9'1" (3.38 x 2.77)

Having a TV aerial point and triple glazed window to rear with pleasant backdrop over rear gardens.



### **Bedroom Four**

8'11" x 7'5" (2.74 x 2.28)

With TV aerial point and triple glazed window to rear.



### **Bathroom**

7'4" x 5'6" (2.26 x 1.69)

Appointed with a white suite with stylish marble effect wall covering, low flush WC, vanity unit with wash handbasin and drawer beneath, panelled bath with shower attachment, ladder style radiator, recessed ceiling spotlighting and triple glazed window to front.



## Outside

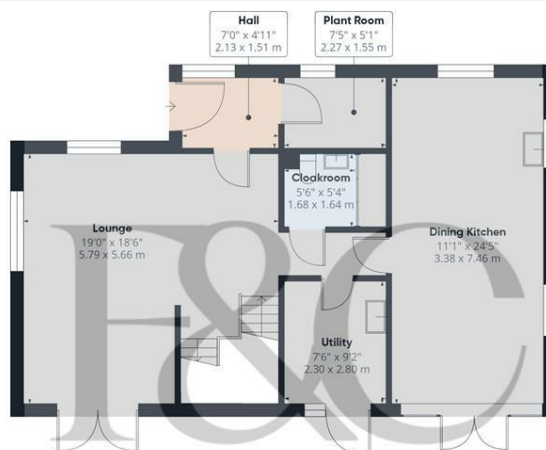
The property is tucked away on a quiet cul-de-sac off Blagreaves Lane on Vine Close. The property is set back behind a block paved providing ample off-road parking. To the rear is an enclosed, mainly lawn garden with patio/terrace. There is outdoor lighting, EV power supply and the front single storey extension also features a green roof planted with sedum, reducing carbon footprint.



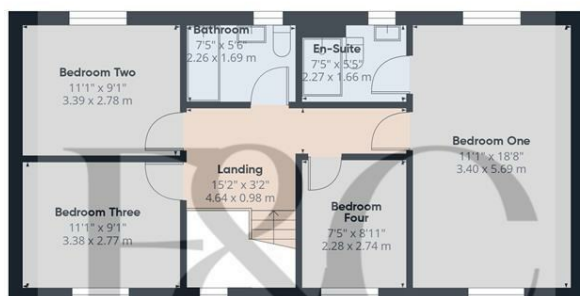
**Council Tax Band E**



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1668 ft<sup>2</sup>  
154.9 m<sup>2</sup>

**Reduced headroom**  
12 ft<sup>2</sup>  
1.2 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>96</b>	<b>97</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Council Tax Band: E  
Tenure: Freehold

