

Fletcher & Company

4 Cottisford Close, Littleover, Derby, DE23 3SL

Guide Price £340,000

Freehold



- Superbly Appointed Throughout
- Quiet Cul-de-Sac Location
- Lounge with Feature Fireplace
- Separate Dining Room
- High Specification Fitted Kitchen with Integrated Appliances & Utility
- Spacious Conservatory
- Three Bedrooms & Two Bathrooms
- South Facing Landscaped Garden
- Block Paved Driveway
- Attached Garage





Summary

A superbly positioned, particularly well-appointed, three bedroom, detached residence occupying a peaceful cul-de-sac location in popular Littleover.

The property is set back behind an attractive fore-garden with an impressive tree and block paved driveway providing ample off-road parking and access to an attached garage. To the rear of the property is a very pleasant south facing garden featuring seating areas, well-kept lawn, ornamental pond and generously stocked borders. Internally the property is superbly appointed with double glazing and gas central heating, entrance hall with oak floor, spacious lounge with feature fireplace, separate dining room with oak floor, high specification fitted kitchen with integrated appliances with utility off, ground floor shower room and impressive conservatory, making the most of the views over the garden. To the first floor there are three bedrooms and a well-appointed bathroom.

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The Location

The property's location off Pastures Hill gives easy access to Littleover village centre and a full range of amenities. The property is close to excellent schooling, notably Derby High School, boys' grammar school and Littleover Community School. The property is also convenient for A38 and A50 as well as major employers in the area including Rolls Royce, Toyota and JCB.

Accommodation

Ground Floor

Entrance Hall

5'9" x 5'4" (1.76 x 1.65)

A panelled and sealed unit double glazed entrance door provides access to hallway with central heating radiator, oak flooring, decorative coving, staircase to first floor and double glazed window to front.

Lounge

14'7" x 13'3" (4.46 x 4.06)

Featuring a fireplace with decorative surround, marble hearth and interior and electric fire, two central heating radiators, TV aerial point, telephone jack point, decorative coving, double glazed bay window to front and quality bifold doors to dining room.



Dining Room

9'10" x 7'9" (3.01 x 2.38)

With central heating radiator, continuation of oak flooring, decorative coving, understairs storage cupboard and double glazed window to rear.



Quality Fitted Kitchen

10'0" x 8'4" (3.06 x 2.55)

Comprising granite worktops with matching upstands and sills, inset stainless steel Franke sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards including china display cabinet, wine storage, inset Bosch induction hob with extractor hood over, built-in double Bosch oven and grill, integrated dishwasher, recessed ceiling spotlighting, two double glazed windows and door to conservatory.



Conservatory

20'6" x 7'1" (6.27 x 2.18)

A great addition to the property, a spacious and L-shaped brick based double glazed construction with fabulous views over the south facing rear garden, central heating radiator, ceiling mounted fan and French doors to garden.



Utility

5'5" x 5'2" (1.66 x 1.58)

With space for American style fridge freezer, worktop with appliance space suitable for washing machine beneath, recessed ceiling spotlighting and double glazed window to side.

Superbly Appointed Shower Room

5'3" x 5'2" (1.62 x 1.58)

Fully tiled with a white suite comprising low flush WC, half pedestal wash handbasin, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.

First Floor Landing

8'6" x 6'9" (2.61 x 2.06)

A semi-galleried landing with access to loft space, airing cupboard housing the gas fired boiler and double glazed window to side.

Bedroom One

10'11" x 9'5" (3.35 x 2.89)

Having a central heating radiator, fitted furniture including wardrobes, bedside cabinets and drawer unit, decorative coving and double glazed window to front.



Bedroom Two

9'6" x 8'6" (2.90 x 2.60)

With central heating radiator, fitted wardrobe, decorative coving and double glazed window to rear offering impressive views in the distance.



Bedroom Three

8'4" x 6'9" (2.56 x 2.08)

Having a central heating radiator, fitted wardrobe and drawers, decorative coving and double glazed window to front.



Superbly Appointed Bathroom

6'9" x 6'2" (2.06 x 1.89)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and fitted cupboards, corner bath with shower attachment, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



Outside

The property's position and aspect are particularly impressive as the property is set within a quiet cul-de-sac with just a handful of properties. The property sits back behind an extensive block paved driveway which leads to an attached garage. There is a pleasant, lawned fore-garden with well-stocked herbaceous border and impressive mature tree. Access to the rear can be gained by a gate to the side. To the rear of the property is a fabulous, well-stocked and carefully maintained garden offering an impressive southerly aspect with views in the distance. Having an upper level terrace with balustrade, steps lead down to two separate patio areas ideal for outdoor dining and there is a lawn, well-stocked herbaceous borders, ornamental pond with further plants and shrubs and timber shed.

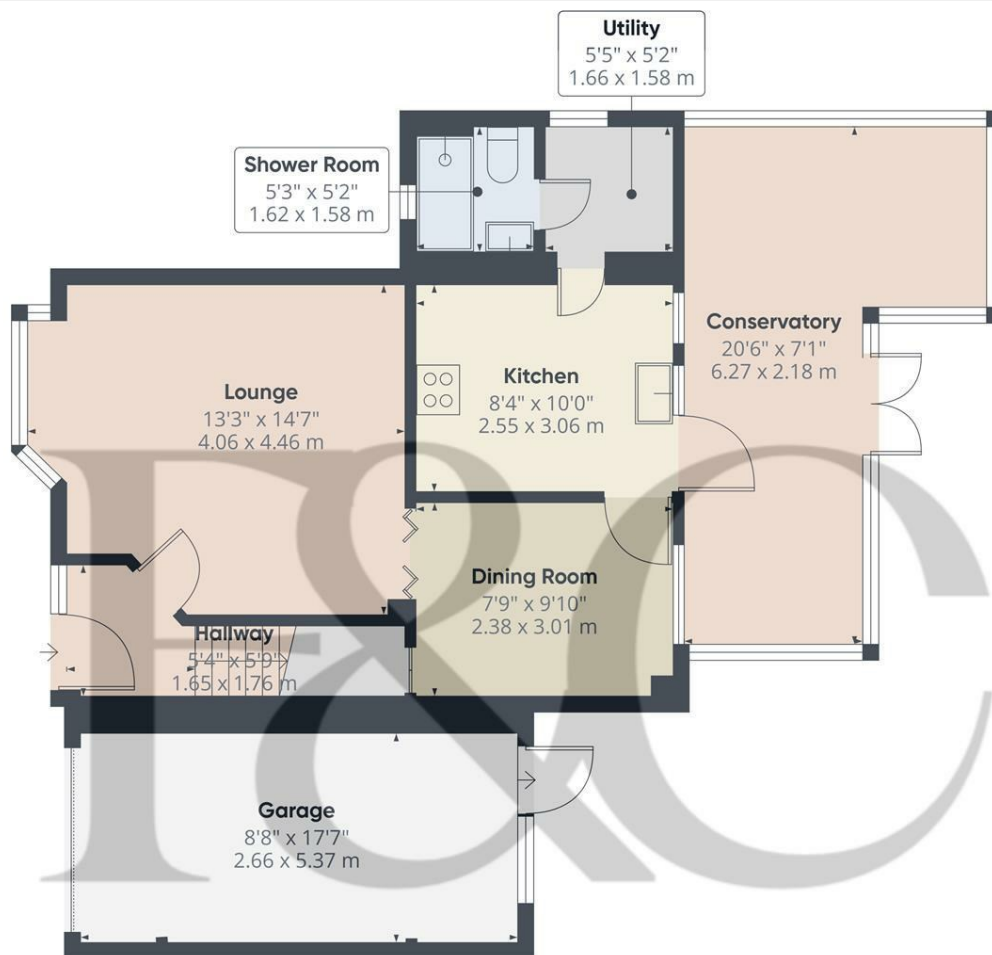


Garage

17'7" x 8'8" (5.37 x 2.66)

With power, lighting, up and over doors and pedestrian door to rear.





Floor 0

Approximate total area^m

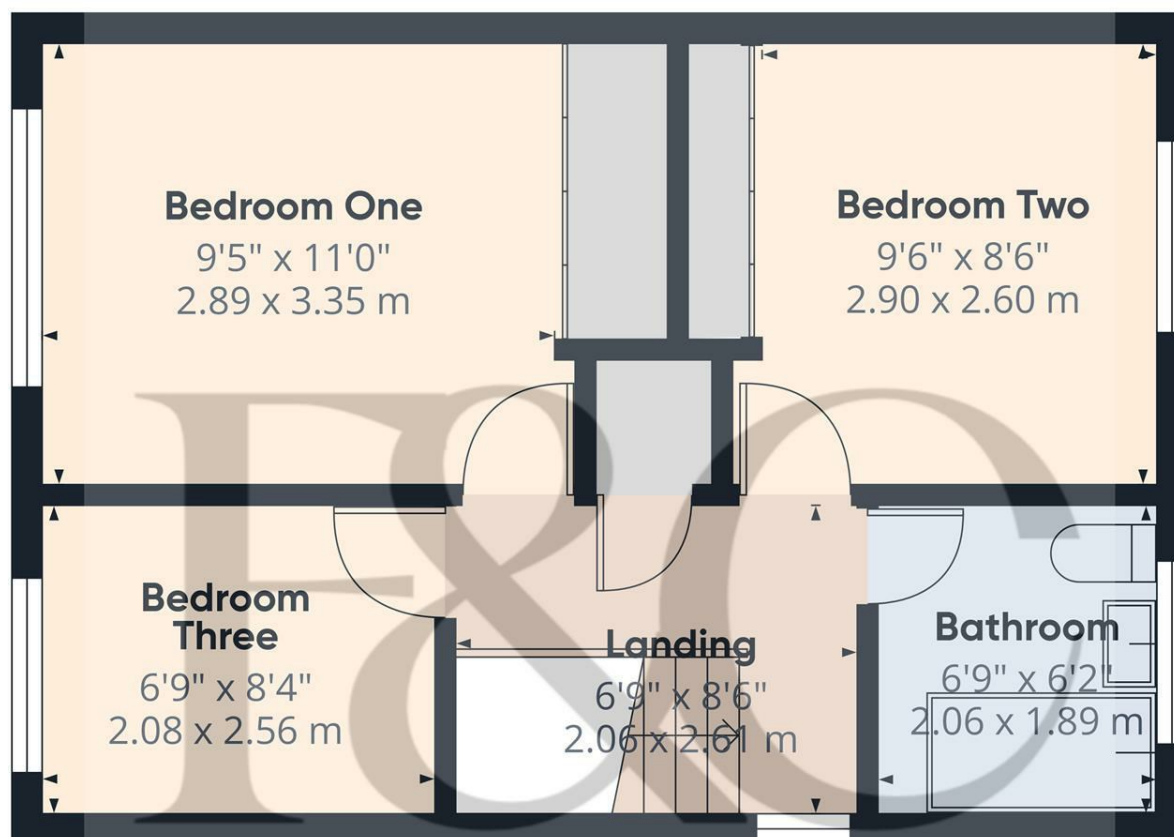
797 ft²
74 m²

(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 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 1

Approximate total area^m

357 ft²
33.1 m²

(1) Excluding balconies and terraces.


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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Council Tax Band: D
Tenure: Freehold

