

Fletcher & Company

14 Longthorpe Close, Littleover, Derby, DE23 3WE

Offers Over £525,000

Freehold



- Ideal Family Home
- Porch, Entrance Hall & Fitted Guest Cloakroom
- Large Lounge & Study
- Open Plan Dining Kitchen with Utility
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Driveway & Double Garage
- Enclosed Private Rear Garden
- Close to Excellent Amenities
- Easy Access to Nearby Transport Links





Summary

A superbly positioned, four bedroom, detached residence occupying a tucked away position towards the end of Longthorpe Close.

This is a substantial, four bedroom, detached residence occupying a particularly pleasant location bordering mature trees. The property is nestled towards the end of a quiet cul-de-sac set back behind a lawned fore-garden with double width driveway giving access to a detached double garage. To the rear of the property is a private garden.

Internally, the property comprises porch, entrance hall, fitted guest cloakroom, dual aspect lounge, study and open plan dining kitchen with utility off. The principle bedroom has an en-suite shower room and there are three further bedrooms and a bathroom.

Please note, plans are available for conversion of the roof space to incorporate two further bedrooms, sharing a bathroom, with attractive dormer windows to rear.

F&C

The Location

The property is located in popular Heatherton Village, noted for it's excellent schooling, including Littleover Community School. Within the estate there is a parade of shops and nearby Littleover centre offers an excellent range of amenities. The property is convenient for easy access onto the A50 and A38. That is also a regular bus service along Burton Road into Derby City centre.

Accommodation

Ground Floor

Porch

4'11" x 2'3" (1.52 x 0.69)

A double glazed entrance door provides access to porch with a further panelled and glazed door to entrance hall.

Entrance Hall

14'2" x 9'3" (4.33 x 2.82)

With central heating radiator, understairs storage cupboard, recessed ceiling spotlighting and staircase to first floor.



Fitted Guest Cloakroom

5'10" x 2'7" (1.78 x 0.79)

Appointed with low flush WC, vanity unit with wash handbasin, tiled surrounds, central heating radiator and window to side.

Lounge

24'9" x 11'6" (7.55 x 3.52)

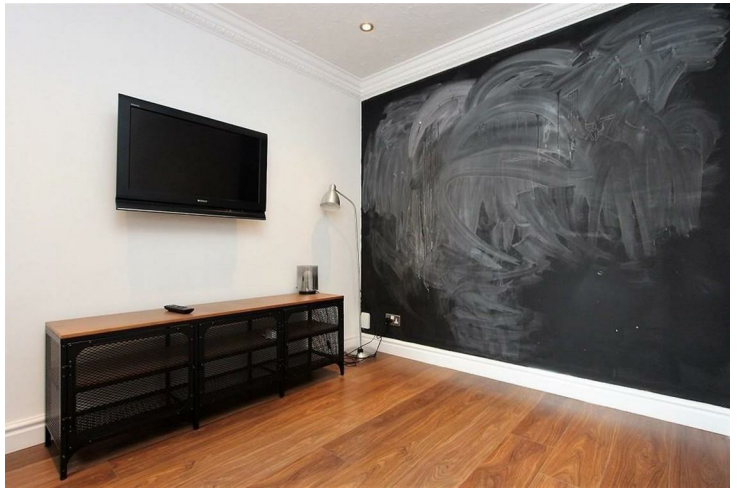
Featuring a fireplace, central heating radiators, window to front and sliding patio door to rear.



Study

9'2" x 7'8" (2.80 x 2.36)

Having a central heating radiator and window overlooking the fore-garden.



Open Plan Dining Kitchen



Dining Area

10'0" x 9'8" (3.06 x 2.97)

With central heating radiator and feature bay window to rear overlooking garden.

Kitchen

10'11" x 10'4" (3.33 x 3.16)

Comprising granite work tops with tiled surrounds, inset one and a quarter sink unit with mixer tap, inset four plate gas hob with extractor hood over, adjacent double oven with grill, appliance space suitable for dishwasher and window to rear.



Inner Lobby

6'0" x 2'9" (1.83 x 0.86)

Having a further door to garden and hallway.

Utility

5'10" x 5'10" (1.80 x 1.78)

Comprising further granite worktops with tiled surrounds, appliance space suitable for washing machine and fridge freezer, wall mounted gas fired boiler and window to side.

First Floor Landing

10'4" x 3'4" (3.16 x 1.04)

With central heating radiator, airing cupboard and window to front.



Bedroom One

16'4" x 16'0" (5.00 x 4.88)

Having a central heating radiator, two windows to front and door to en-suite shower room.



Well-Appointed En-Suite Shower Room

8'11" x 6'9" (2.73 x 2.07)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, recessed ceiling spotlighting and windows to side and rear.

Bedroom Two

11'3" x 8'7" (3.43 x 2.63)

Having a central heating radiator and window to rear.

Bedroom Three

9'4" x 9'0" (2.86 x 2.75)

With central heating radiator and window to rear.

Bedroom Four

9'1" x 9'0" (2.77 x 2.76)

Having a central heating radiator and window to front.

Bathroom

8'0" x 6'10" (2.45 x 2.10)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and window to rear.



Outside

The property benefits from a lawned fore-garden and double width driveway with detached double garage with up and over door. To the rear is an enclosed, mainly lawn garden with summerhouse and patio area.



Council Tax Band F



PROPOSED REAR
ELEVATION



PROPOSED SECOND
FLOOR PLAN



Floor 0

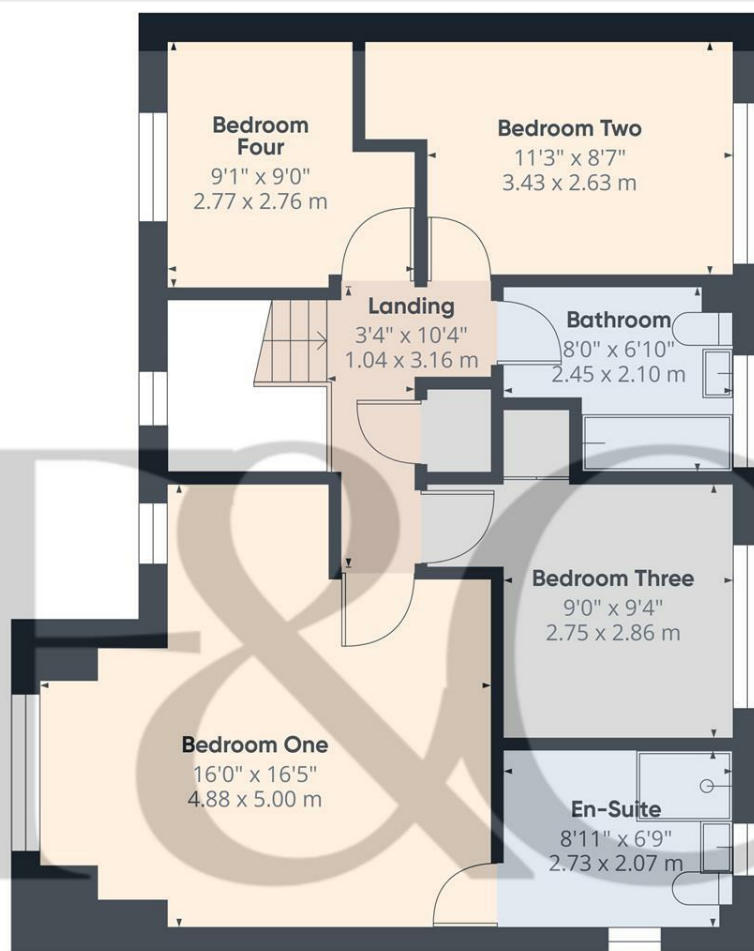
Approximate total area[®]
826 ft²
76.8 m²

(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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area[®]
647 ft²
60.2 m²

(1) Excluding balconies and terraces

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14 Longthorpe Close
Littleover
Derby
DE23 3WE

Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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	