

Fletcher & Company

7 Whitstable Close, Derby, DE23 1WJ

Offers Around £365,000

Freehold



- Quiet Cul-de-Sac Location
- Ideal Family Home
- Double Glazed & Gas Central Heated
- Open Plan Lounge/Dining Room
- Recently Refitted Kitchen
- Principle Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Driveway & Storage Space
- Close to Excellent Amenities





Summary

This is a well situated, four bedroom, detached residence occupying a quiet cul-de-sac location in Littleover.

The property is double glazed and gas central heated with entrance hall, large open plan living space and quality fitted kitchen with integrated appliances. The first floor landing leads to a principle bedroom with en-suite shower room, three further bedrooms and a bathroom.

To the rear of the property is a low maintenance garden offering a high degree of privacy with patio, artificial lawn, decked area and useful storage shed. To the front of the property is a lawned fore-garden and driveway providing ample off-road parking. There is also a useful storage space to the front of the property.

F&C

The Location

The property is situated close to an excellent range of amenities and there are a number of schools within easy reach. Littleover has a recreational ground and shops as well as facilities along Blagreaves Lane. There is also a large supermarket in nearby Sinfen. Littleover has easy access into Derby City centre and the ring road.

Accommodation

Ground Floor

Entrance Hall

4'2" x 4'0" (1.28 x 1.22)

A panelled entrance door provides access to hallway.

Storage/Utility

7'4" x 5'4" (2.25 x 1.63)

Housing the boiler.

Generous Open Plan Lounge

25'2" x 14'7" (7.68 x 4.47)

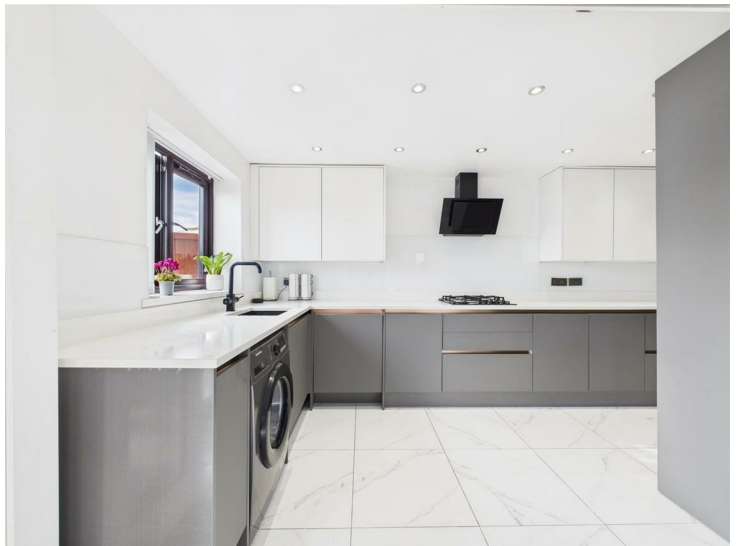
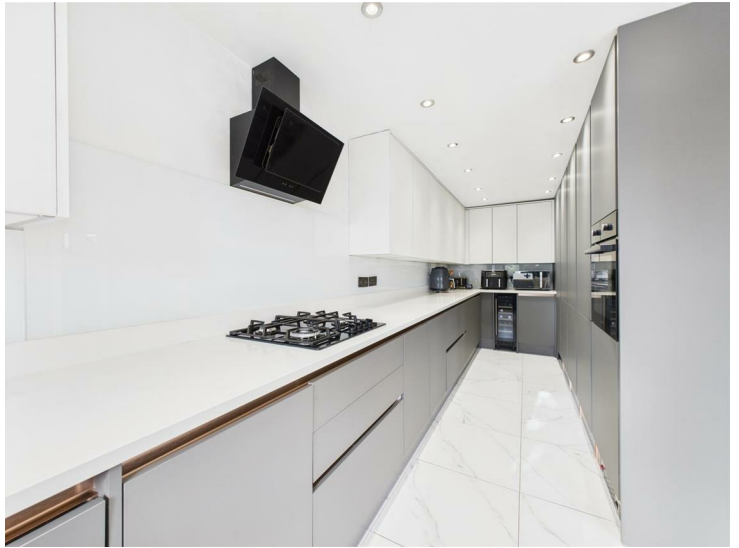
Accessed via a multi-pane door from the hallway with central heating radiator, staircase to first floor, double glazed window, matching door to rear garden and internal bifold doors to kitchen.



Quality Fitted Kitchen

21'1" x 7'1" (6.43 x 2.16)

Comprising a range of quartz worktops with matching upstands, inset sink unit with mixer tap and instant hot water, stylish range of fitted base cupboards and drawers, inset four plate gas hob with extractor hood over, built-in oven, full height fridge, full height freezer, wine fridge, integrated dishwasher, appliance space suitable for washing machine, recessed ceiling spotlighting, feature tile flooring and double glazed window to rear.



First Floor Landing

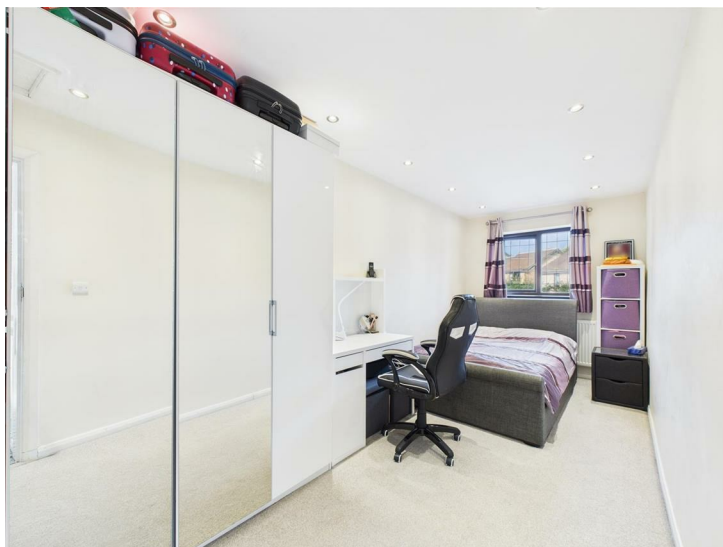
5'9" x 2'10" (1.77 x 0.87)

A semi-galleried landing with central heating radiator and feature balustrade.

Bedroom One

17'8" x 7'2" (5.40 x 2.20)

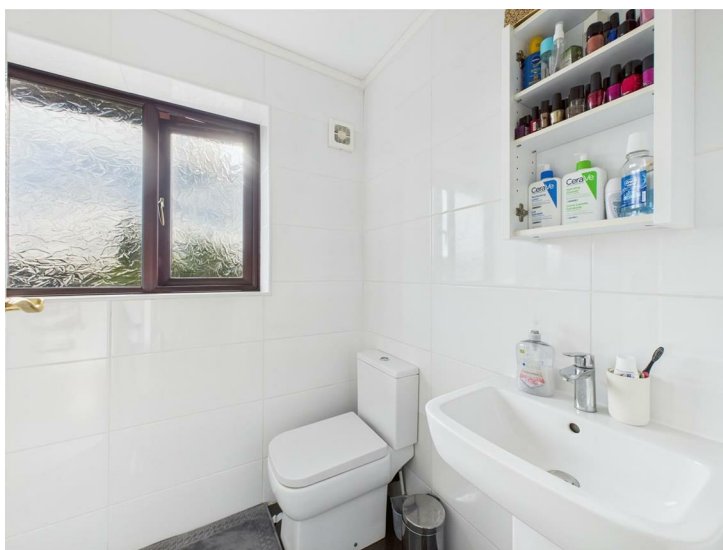
Having a central heating radiator, recessed ceiling spotlighting and double glazed window to front.



En-Suite Shower Room

7'1" x 5'2" (2.18 x 1.60)

Comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to rear.



Bedroom Two

13'9" x 8'7" (4.21 x 2.62)

With fitted wardrobes, dressing table central heating radiator and double glazed window to the front.



Bedroom Three

11'2" x 8'6" (3.41 x 2.61)

Having central heating radiator, fitted wardrobe, dressing table and double glazed window to rear.



Bedroom Four

7'8" x 5'10" (2.35 x 1.79)

With central heating radiator and double glazed window to front.



Bathroom

5'8" x 5'5" (1.75 x 1.67)

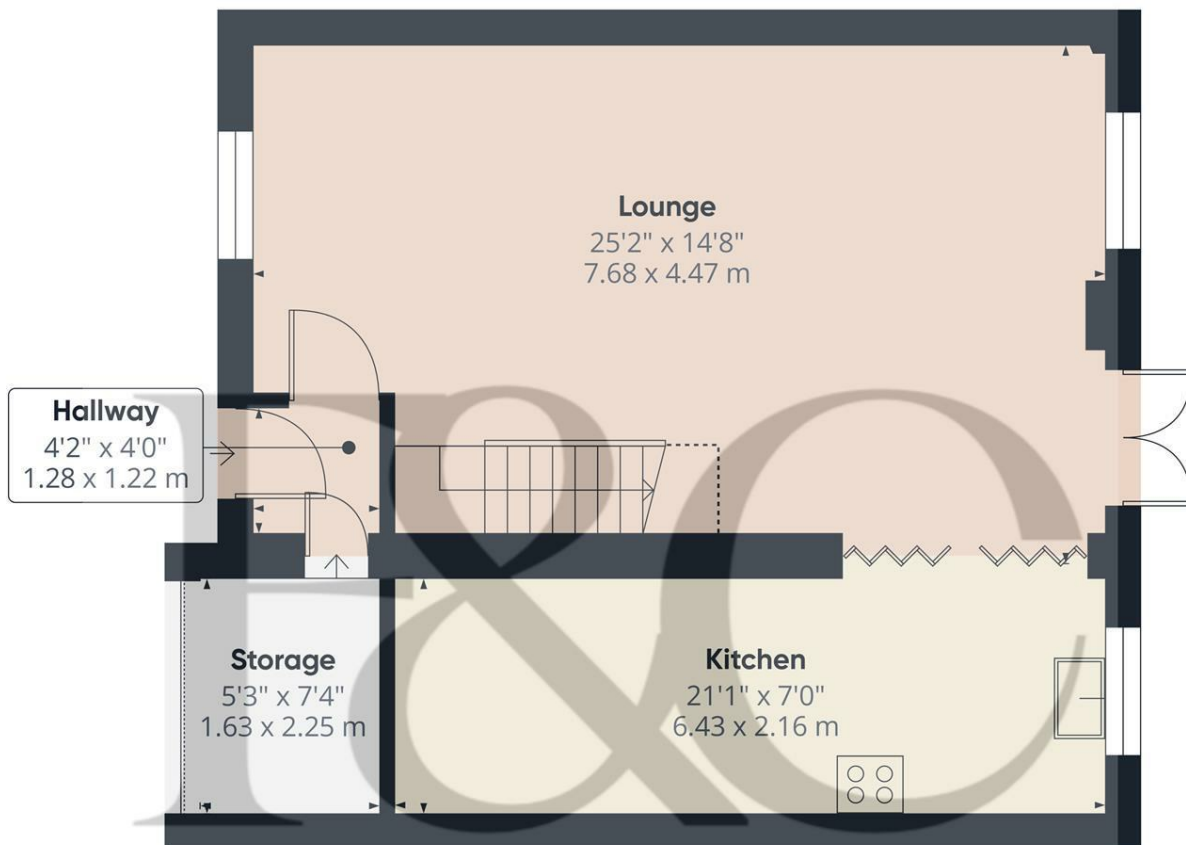
Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to rear.

Outside

To the rear of the property is a pleasant, low maintenance garden offering a good degree of privacy and bounded by timber fencing. The garden features a stone patio, artificial lawn and seating area. There is a useful storage shed to the front of the property as well as a lawn fore-garden and good size driveway providing ample off-road parking.



Council Tax Band C



Floor 0

Approximate total area[®]

568 ft²
52.8 m²

Reduced headroom

13 ft²
1.2 m²

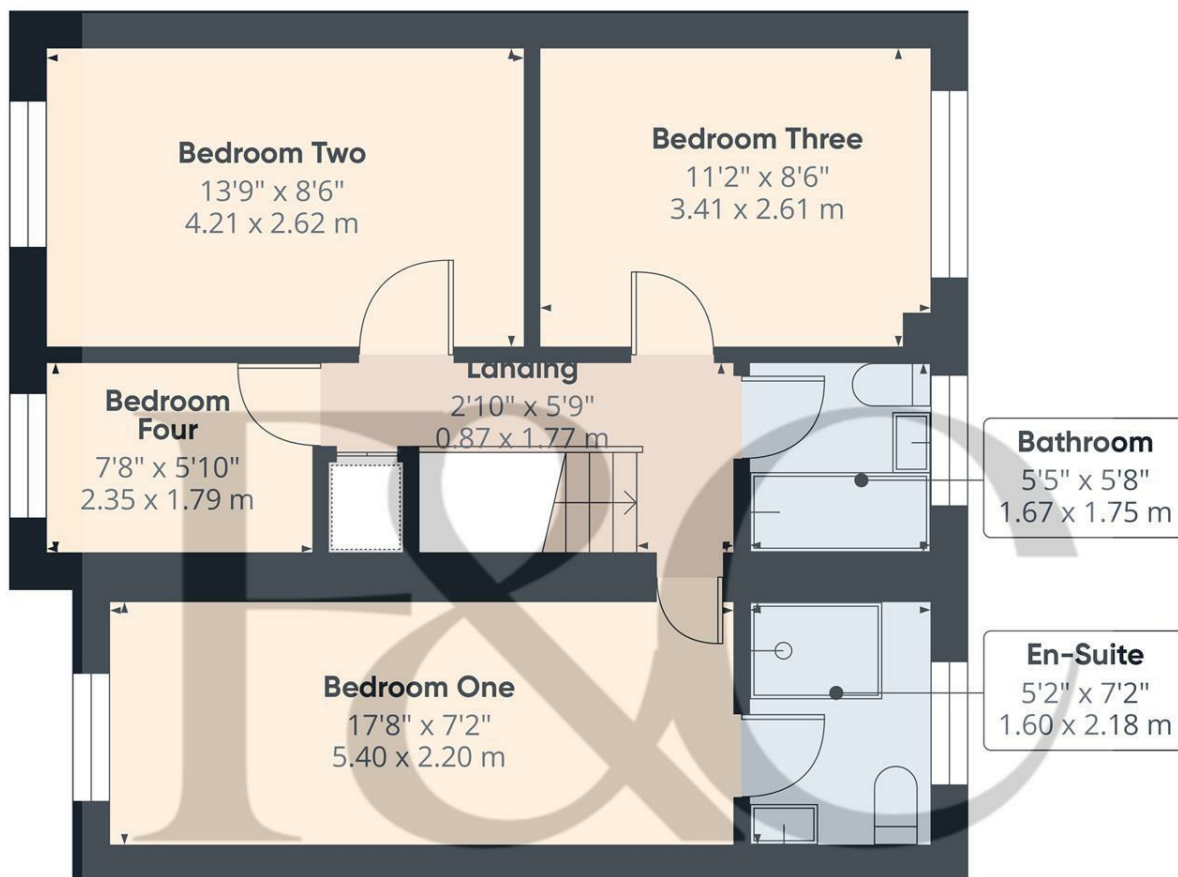
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]

498 ft²
46.3 m²

(1) Excluding balconies and terraces

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7 Whitstable Close
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 