

7 Gilling Close, Littleover, Derby, DE23 3BA

Offers Around £288,000

Freehold



- Quiet Residential Location
- Open Plan Living Kitchen, Dining Room & WC to Ground Floor
- Lounge/Bedroom plus Principle Bedroom & En-Suite Shower Room to First Floor
- Two Further Bedrooms & Bathroom to Second Floor
- Lawned Rear Garden
- Excellent Parking with Good Sized Driveway
- Detached Garage
- Close to Excellent Transport Links
- Close to Local Amenities
- Viewing Highly Recommended





Summary

A realistically priced, superbly presented, modern, four bedroom, semi-detached townhouse tucked away in a quiet residential location on the popular Highfields estate in Littleover.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, living space comprising lounge area and quality fitted kitchen and ground floor study/dining room. The first floor accommodation comprises landing, lounge/bedroom and principle bedroom with en-suite shower room. The second floor landing leads to two further bedrooms and a bathroom.

The property occupies a quiet position set back behind a tarmac driveway providing ample off-road parking to the front and down the side. There is also access down the side, through attractive wooden gates, to a detached single garage. There is an L-shaped lawned rear garden and gravelled fore-garden with border containing plants and shrubs.

F&C

The Location

The property's location gives easy access to a parade of shops within the estate itself as well as a recently constructed primary school. The property is within the John Port secondary school catchment area. Littleover centre provides a further range of amenities including shops, restaurants, pubs and a regular bus service into Derby City centre. The property is also convenient for the A38 and A50.

Accommodation

Ground Floor

Hallway

13'2" x 3'5" (4.03 x 1.05)

An entrance door provides access to spacious hallway with central heating radiator, wood effect flooring, staircase to first floor and double doors to useful storage cupboard.

Fitted Guest Cloakroom

5'2" x 2'9" (1.58 x 0.84)

Appointed with a low flush WC, pedestal wash handbasin and central heating radiator.

Open Plan Living Kitchen

23'3" x 11'10" (7.09 x 3.63)



Lounge Area

Having a central heating radiator, understairs storage cupboard and double glazed French doors to garden.



Kitchen Area

Comprising wood effect preparation surfaces with matching upstands, inset one and a quarter stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards with down lighting, inset four plate gas hob with extractor hood over and built-in oven beneath and integrated fridge freezer, dishwasher and wine fridge.



Study/Dining Room

9'0" x 6'0" (2.76 x 1.84)

With central heating radiator and double glazed window to front.



First Floor Landing

8'8" x 3'4" (2.66 x 1.02)

A semi-galleried landing with feature balustrade, staircase to second floor and central heating radiator.

Lounge/Bedroom Two

12'7" x 9'11" (3.86 x 3.03)

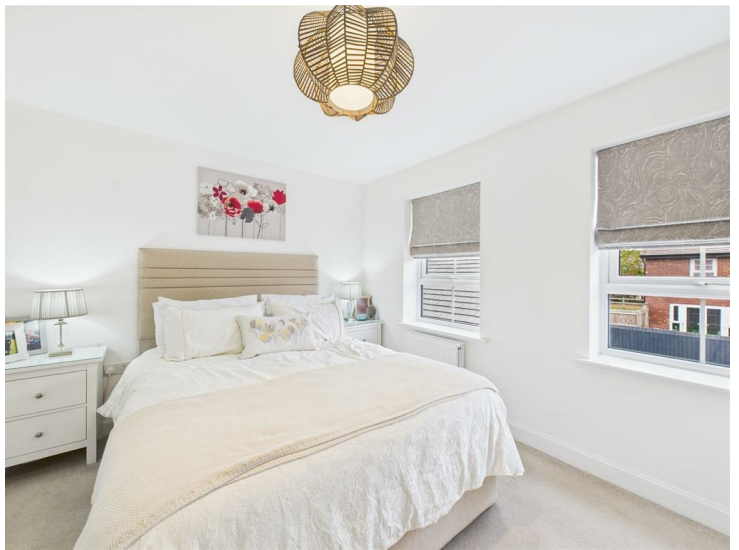
Having a central heating radiator and two double glazed windows to front.



Bedroom One

12'9" x 9'10" (3.89 x 3.02)

With central heating radiator, two double glazed windows to rear and door to en-suite.



Well-Appointed En-Suite Shower Room

7'1" x 5'1" (2.16 x 1.57)

Appointed with a low flush WC, pedestal wash handbasin with tiled surround, shower cubicle, chrome towel radiator and double glazed window to side.



Second Floor Landing

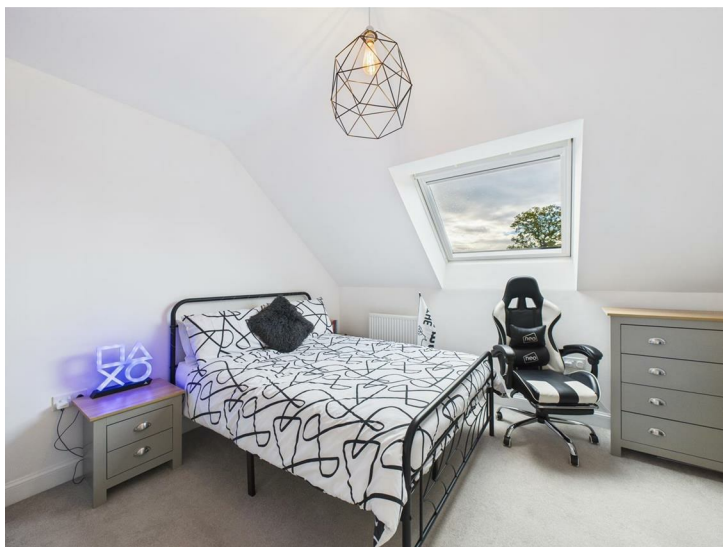
5'9" x 3'4" (1.77 x 1.02)

With central heating radiator and feature balustrade.

Bedroom Three

12'9" x 11'4" (3.91 x 3.46)

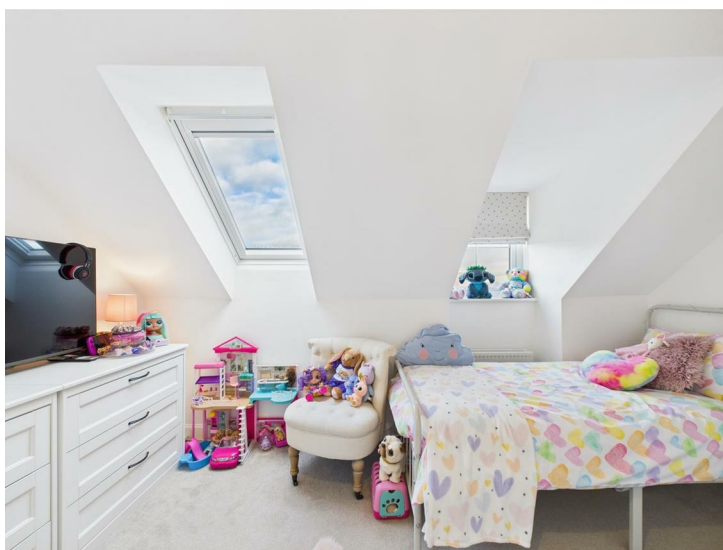
Having a central heating radiator, storage cupboard and double glazed Velux window to rear.



Bedroom Four

12'9" x 7'3" (3.90 x 2.21)

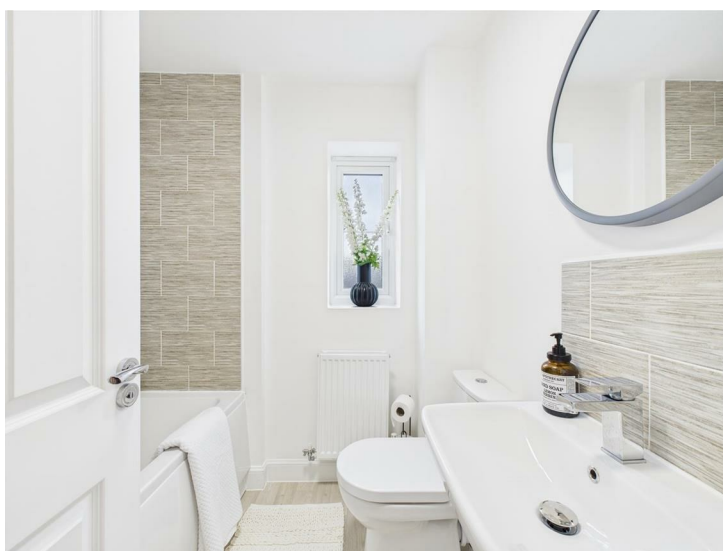
With central heating radiator, storage cupboard, double glazed window to front and double glazed Velux window to front.



Well-Appointed Bathroom

6'5" x 5'6" (1.96 x 1.69)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to side.

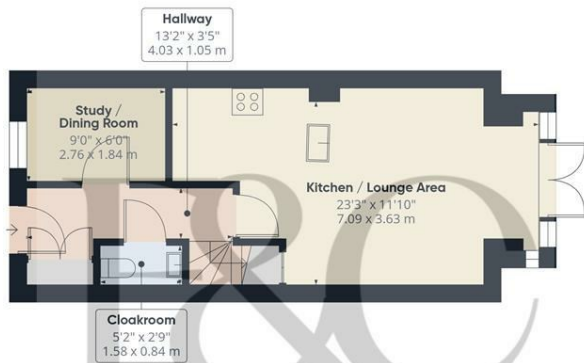


Outside

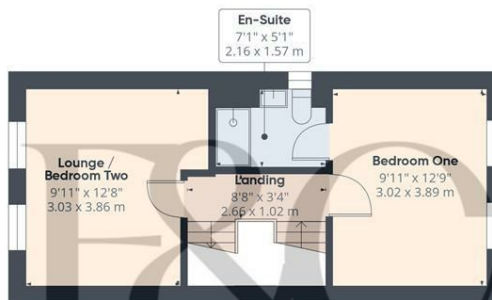
The property is tucked away at the head of a quiet cul-de-sac with a sizeable fore-garden incorporating a well planted border, gravelled section, L-shaped tarmac driveway providing ample off-road parking and access through timber gates to a detached single garage. To the rear of the property is a lawn garden bounded by timber fencing.



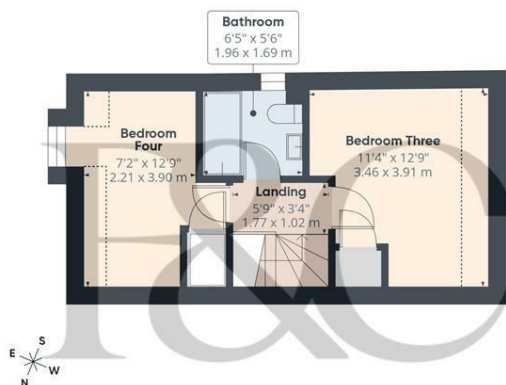
Council Tax Band C



Floor 0



Floor 1



Floor 2

Approximate total area[®]

1005 ft²
93.4 m²

Reduced headroom

34 ft²
3.2 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.

GIRAFFE360



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7 Gilling Close
Littleover
Derby
DE23 3BA

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	