

Fletcher & Company

28 Woodcote Way, Heatherton Village / Littleover,
Derby, DE23 3WR

Offers Around £470,000

Freehold



- Littleover Community School Catchment Area
- Ideal for the Growing Family
- Low Maintenance Gardens to Front & Rear
- Good Sized Driveway & Garage
- Hallway, Fitted Guest Cloakroom, Lounge
- Fabulous Open Plan Living Kitchen to Rear with Utility off
- Four First Floor Bedrooms, Master with En-Suite, Stylish Bathroom
- Second Floor Fifth Bedroom with En-Suite Shower Room
- Sought-After Location
- Viewina Recommended





Summary

Littleover School Catchment Area - Stylish and extremely spacious, five bedroom modern detached residence in the highly desirable Heatherton Village.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, sitting room with feature bay window and open plan living kitchen to rear with two conservatories, lounge area and quality fitted kitchen with utility room off. The first floor landing leads to master bedroom with en-suite shower room, three further bedrooms and well appointed family bathroom. The second floor leads to a fifth bedroom, again with en-suite shower room.

The property is set back behind an attractive fore-garden with adjacent double width driveway providing access to the integral garage and to the rear of the property is a very pleasant and private low maintenance rear garden.

This is a greatly improved and extremely spacious five bedroom modern detached residence occupying a quiet cul-de-sac location within Heatherton Village.

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The Location

Accommodation

Ground Floor

Hallway

16'5" x 5'9" (5.02 x 1.76)

Composite entrance door provides access to hallway with feature tiled effect floor covering, central heating radiator, decorative coving, staircase to first floor, under-stairs cupboard and further useful storage cupboard.



Guest Cloakroom

5'10" x 2'11" (1.80 x 0.90)

Part wood panelled with a stylish suite comprising low flush WC, vanity unit wash handbasin with mixer tap, central heating radiator, decorative coving and extractor fan.



Lounge

17'5" x 11'6" (5.33 x 3.52)

With two central heating radiators, decorative coving, recessed ceiling spotlighting and uPVC double glazed leaded canted bay window to front.



Fabulous U-Shaped Open Plan Living Kitchen



Kitchen Area

17'7" x 10'4" (5.37 x 3.17)

With stylish preparation surfaces, inset sink unit with mixer tap, gloss finish base cupboards and drawers, four plate induction hob with extractor hood over, integrated fan assisted electric oven and microwave, appliance spaces suitable for American style fridge/freezer and dishwasher, wine fridge, two central heating radiators, decorative coving, uPVC double glazed window to front and open access into conservatory.



Conservatory

15'11" x 6'8" (4.86 x 2.04)

Brick based and uPVC double glazed construction with single glazed door to garden.



Lounge Area

With stylish wood effect wall, decorative coving and open access into second conservatory.



Second Conservatory

13'7" x 7'1" (4.15 x 2.18)

Again, of brick base and uPVC double glazed construction with French doors opening onto rear garden.



Utility Room

9'6" x 4'9" (2.91 x 1.45)

With a solid woodblock worktop, inset stainless steel sink unit with mixer tap, fitted base cupboards, further integrated fridge/freezer, appliance spaces suitable for washing machine and tumble dryer, central heating radiator, recently installed Worcester gas fired boiler and uPVC double glazed window to side.

First Floor

Semi-Galleried Landing

A semi-galleried landing with feature balustrade, central heating radiator, uPVC double glazed window to side and further door to inner landing.

Master Bedroom

14'9" x 11'5" (4.52 x 3.49)

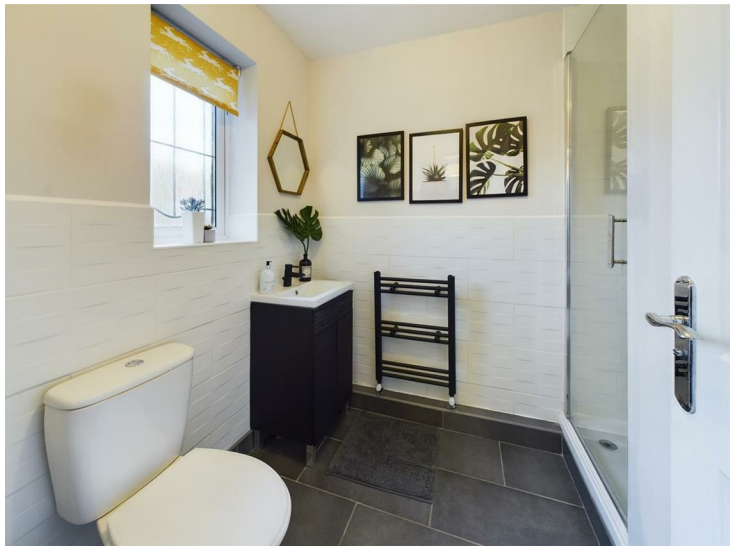
A spacious room with a first floor uPVC double glazed and leaded canted bay window to front, a range of fitted wardrobes, central heating radiator, decorative coving and panelled door to en-suite shower room.



En-Suite Shower Room

7'8" x 6'1" (2.36 x 1.87)

Well appointed and partly tiled with a stylish suite comprising low flush WC, vanity unit wash handbasin with cupboards beneath, shower cubicle with integrated shower, tiled floor, radiator, extractor fan and uPVC double glazed and leaded window to front.



Bedroom Two

11'10" x 11'1" (3.62 x 3.40)

With central heating radiator, decorative coving and uPVC double glazed window to rear.



Bedroom Three

9'7" x 8'1" (2.94 x 2.48)

With central heating radiator, decorative coving and uPVC double glazed and leaded window to front.



Bedroom Four

8'0" x 7'9" (2.46 x 2.38)

With central heating radiator and uPVC double glazed window to rear.

Well Appointed Family Bathroom

7'8" x 6'7" (2.36 x 2.01)

Partly tiled with a suite comprising low flush WC, vanity wash handbasin with drawers beneath, panelled bath, integrated shower with hand shower attachment, chrome heated towel radiator, extractor fan and uPVC double glazed window to rear.



Inner Landing

With staircase to second floor and panelled door to useful storage cupboard.

Bedroom Five

22'0" x 11'4" (6.73 x 3.46)

A spacious converted attic room with various storage cupboards, study recess, recessed ceiling spotlighting, three sealed unit double glazed Velux windows to front, two uPVC double glazed windows to rear and access into en-suite shower room.



En-Suite Shower Room Two

7'3" x 4'1" (2.22 x 1.27)

With a low flush WC, half pedestal wash handbasin, shower cubicle with Mira shower, chrome heated towel radiator and sealed unit double glazed window to rear.



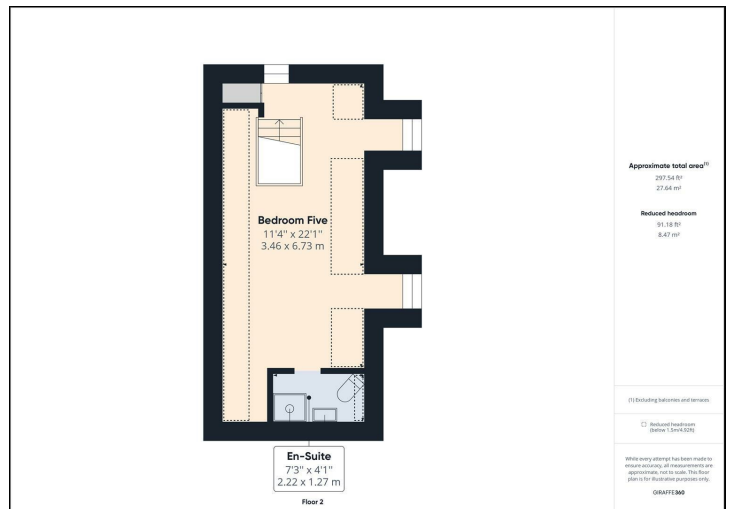
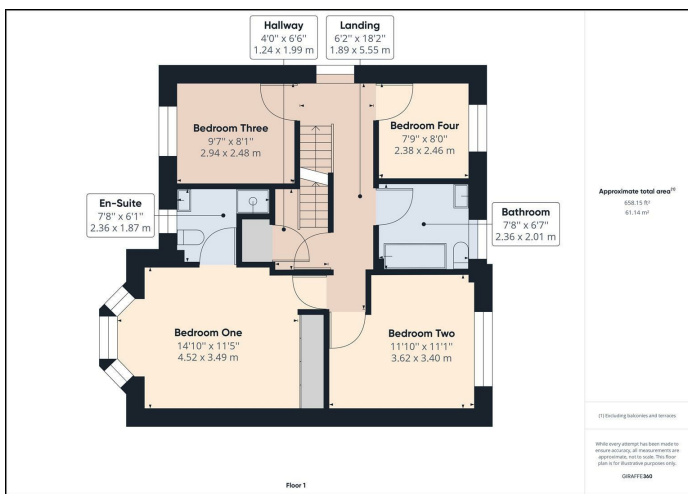
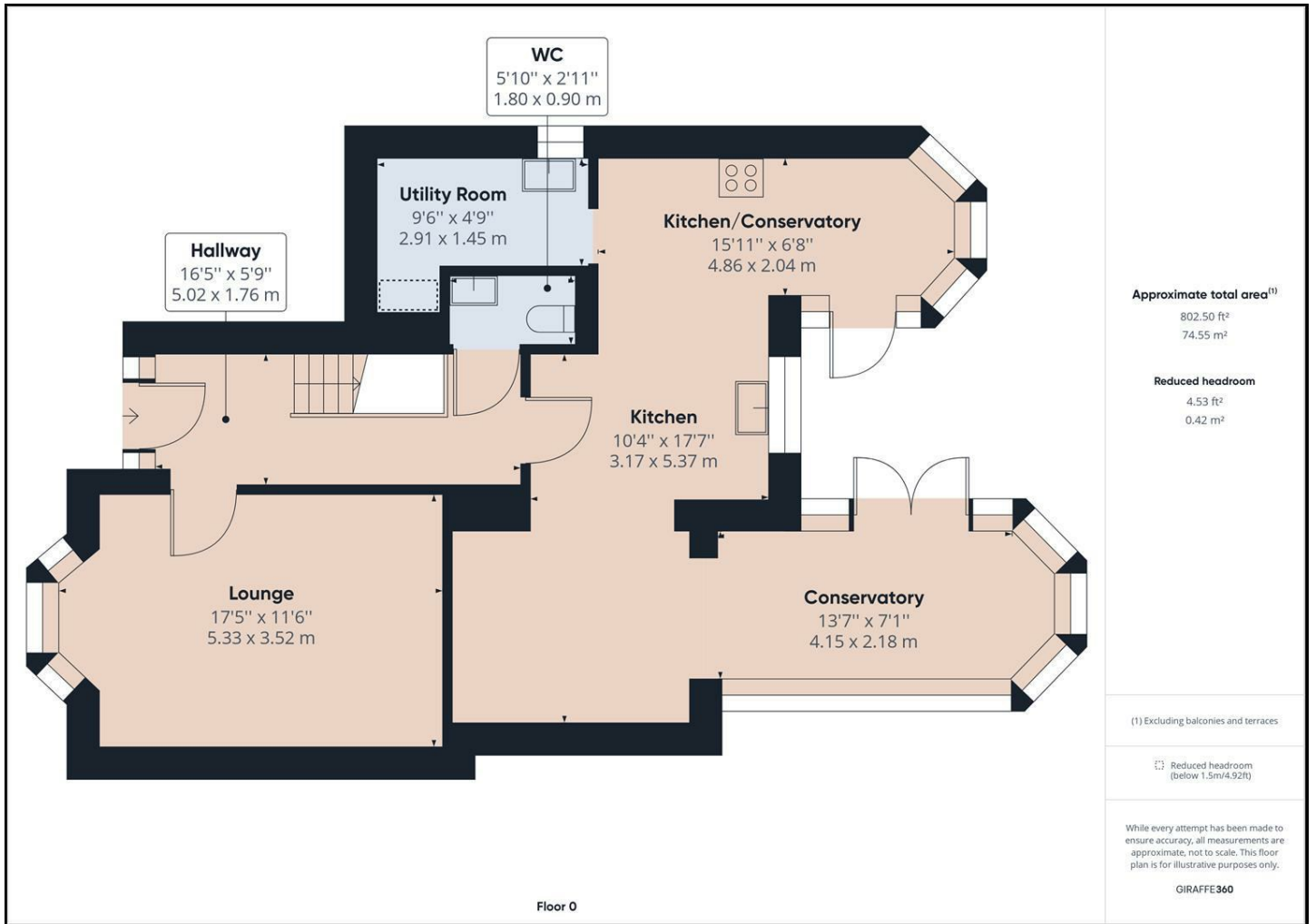
Outside

To the rear of the property is a very private garden featuring a pleasant seating area accessed off both conservatories, lower level sunken patio area ideal for outdoor dining, artificial lawn and useful storage area to the side of the property.

To the front of the property is a well kept garden with artificial lawn, Postcrete driveway providing off road parking for two vehicles.

Integral Garage

Council Tax Band E - Derby





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28 Woodcote Way
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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	