



Smart detached home located on a quiet cul-de-sac perfect for couples and retirees with a great layout including a cosy lounge leading onto a conservatory, a modern breakfast kitchen, a ground floor master bedroom and shower room, a lovely first floor guest bedroom and very useful storage room.

£250,000

Rowley Gardens is located in one of the best parts of Littleover, close to a variety of local amenities with a regular bus service at the end of the lane.

Entrance to the property is via a composite side entrance door which opens into a spacious entrance hall with stairs rising to the first floor and two built in cupboards.

The lounge sits to the rear of the property with French doors opening into the conservatory and a lovely feature fireplace with an "Adam" style surround, marble back and hearth and an electric fire.

The uPVC double glazed conservatory has fitted blinds, an electric heater and power points. A matching entrance door opens out onto the rear garden.

The kitchen is divided into two sections by an archway and has windows to the side and rear ensuring plenty of natural light. There is a lovely breakfast bar underneath the rear facing window making the perfect spot to enjoy a cup of coffee overlooking the garden. Fitted with a range of cream gloss base and eye level units with roll edge work surfaces, inset poly carbonate sink unit with mixer tap, tiled splashbacks, built-in oven with four ring gas hob and extractor hood over, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor and entrance door to the side.

The master bedroom is to the front of the property and has fitted wardrobes whilst next door is the main shower room, fully tiled and fitted with a walk-in double shower, vanity wash basin with storage beneath, low flush WC and a chrome heated towel rail.

On the first floor stairs lead to a landing with a feature full height window and doors lead off to a large storeroom and to a very generous second bedroom with a full run of fitted wardrobes and a window to the side elevation.

Outside the front of the property is tarmaced to provide ample parking with access along the side of the property via double wooden gates to further secure parking and to the detached single garage with up and over door. The rear garden enjoys a high degree of privacy and is mainly laid to lawn with a paved patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

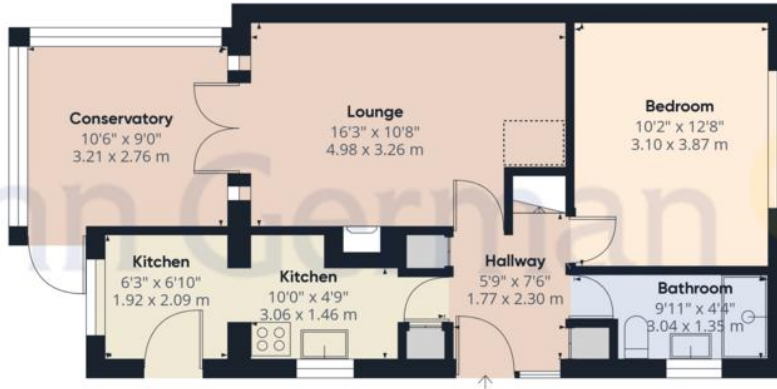
Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

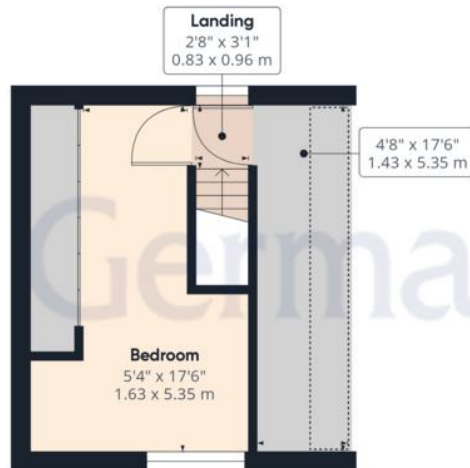
www.derby.gov.uk

Our Ref: JGA/06022024

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Ground Floor



Floor 1

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Approximate total area[†]

851.31 ft²
79.09 m²

Reduced headroom

41.2 ft²
3.83 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



John German

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Agents' Notes

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