

Copse Grove

Littleover, Derby, DE23 3WW

John German






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£475,000



Immaculate four bed roomed family home with refitted and redesigned kitchen now with generous open plan living and dining area. Bay fronted lounge with stunning York stone fireplace with a modern glass fronted log burner. Set in a lovely south facing plot with manicured gardens.

This beautifully presented home family home is fully double glazed with windows and doors still under guarantee and centrally heated new boiler 2020 and recent new hot water tank, newly updated alarm system. Accommodation comprises in brief entrance hall, bay fronted lounge with log burner, large refitted dining kitchen, separate utility room, ground floor WC, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Double width driveway and lawned front garden, enclosed and landscaped south facing rear garden.

There are a range of local retail outlets within walking distance of the property as well as in the centre of Littleover and nearby Mickleover. The property also falls within the catchment area for the noted Littleover Community School. Private education is also within walking distance at Derby High School and Derby Grammar School for boys. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital. Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network and there is a regular local bus service.

Entrance hall with composite double glazed entrance door with uPVC double glazed side panels, stairs rising to the first floor landing with solid oak handrail and uprights and understairs storage cupboard, coved ceiling, Karndean LVT wood effect flooring, Hive central heating control system, mains connected smoke alarm, radiator and doors leading off to the ground floor living spaces. The lounge overlooks the front garden via a lovely bay window whilst the stunning fireplace forms the focal point of the room with a York Stone surround and an inset glass fronted log burner. Double doors lead off the lounge into the dining end of the kitchen.

The kitchen has been fully refitted with a range of sleek modern units counter space, inset one and a quarter bowl sink unit with flexi tap, bespoke glass splashbacks, built-in eye level Neff microwave and electric oven with wicker veg draw beneath, induction hob and extractor hood over, window overlooking the rear garden, integrated dishwasher, fridge and freezer, ceiling spotlighting. There is an opening into the utility. Karndean flooring runs through into the utility and into the generous living and dining space, with French doors and a full height side window overlooking the rear garden, and a modern vertical radiator. The utility room is fitted with matching base units and countertop with an inset one and a half bowl sink unit with mixer tap, glass splashback, wall mounted central heating boiler, carbon monoxide monitor, space for washing machine and tumble dryer, window to the side, part glazed entrance door to the rear, and door to the WC. The WC is fitted with a low flush WC, vanity wash basin with storage beneath, tiled splashback, window to the rear and Karndean flooring.

On the first floor, carpeted stairs lead to a central landing with access to a partly boarded roof space with light, main connected smoke alarm, doors leading off to the bedrooms and family bathroom. The master bedroom is a lovely light and bright room with two windows overlooking the front elevation, fitted wardrobes with sliding doors, panic button, built-in airing cupboard with shelving and door to the ensuite. The ensuite has been refitted with a walk-in shower, low flush WC, vanity wash basin with storage beneath, extensive tiling, chrome heated towel rail, window to the front and vinyl flooring. There are three further well proportioned bedrooms and a family bathroom fitted with a lovely white suite comprising low flush WC, pedestal wash basin, panelled bath with shower attachment over, extensive tiling, window to the side, and vinyl flooring.

Outside the property is set well back from the road behind a lawned front garden providing potential for additional parking if required. There is a tarmaced double width driveway providing off road parking and access to the garage. The garage has two electric vehicular doors power and lighting connected, painted floor and storage shelving as well as additional loft space and courtesy door to the rear. To the rear of the property is a lovely fully enclosed south facing rear garden being mainly laid to lawn with herbaceous borders and an extensive paved patio that wraps around the rear of the property with a spectacular oak pergola covered in a glorious mature wisteria. Outside tap and exterior lighting. Please note there is plenty of space for future extension if desired, subject to planning consent.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

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

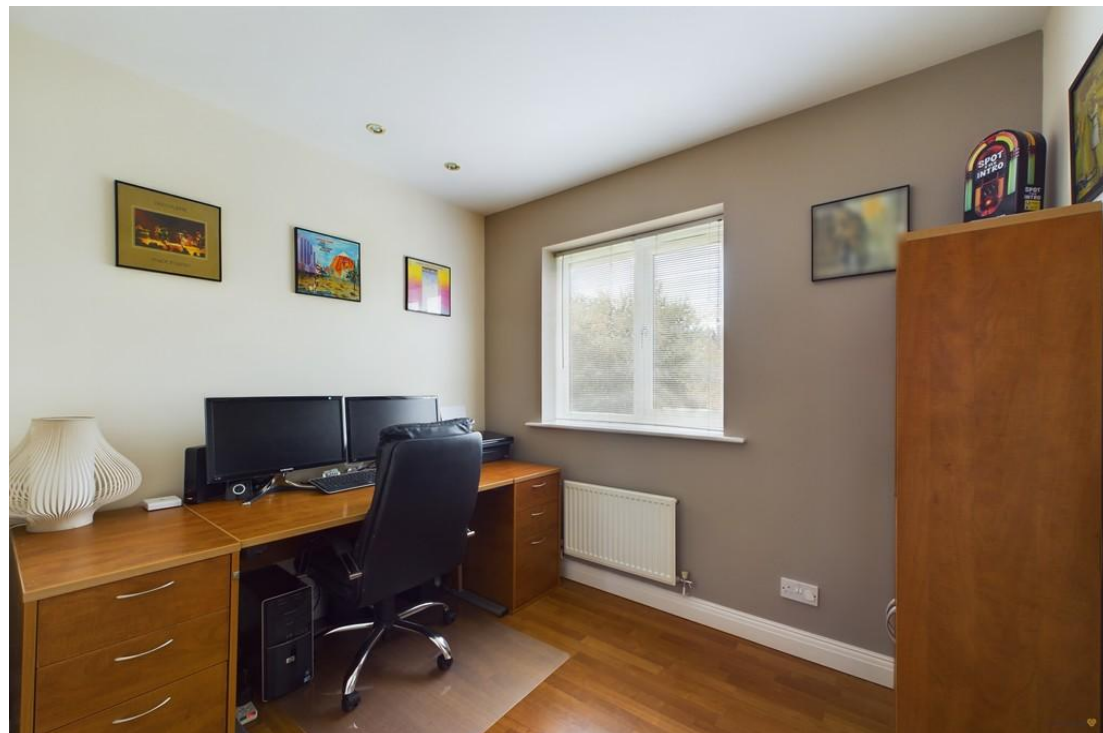
Local Authority/Tax Band: Derby City Council / Tax Band E

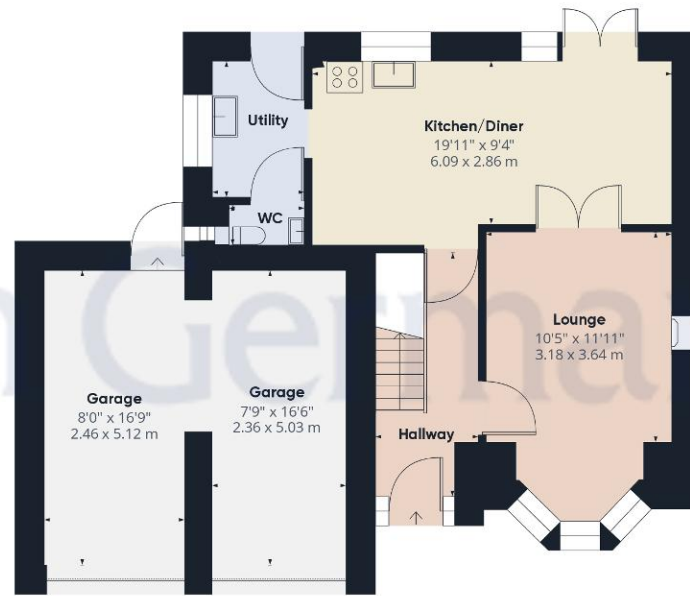
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/19062024

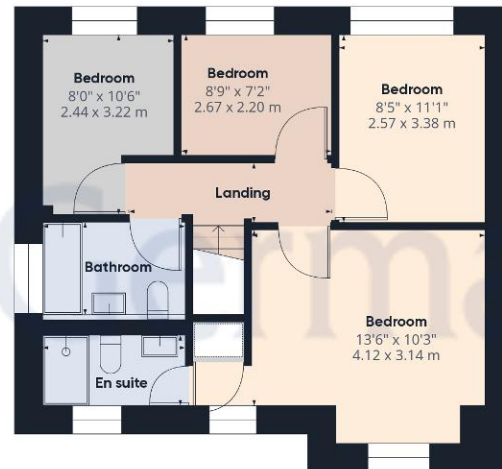
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1297.59 ft²

120.55 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.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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