

# Atworth Grove

Littleover, Derby, DE23 3WZ



Lovely three bedroom semi detached home located at the head of a quiet cul de sac on a larger than average plot. The spectacular kitchen has just been fully refitted with a range of very stylish handleless units with fully integrated appliances. Highly sought after development with great amenities.

£280,000

John German 

The property offers a great opportunity to move straight into with gas central and uPVC double glazing throughout and briefly comprises an entrance hallway, lounge with log burner, impressive modern fitted kitchen having underfloor heating and a dining area, conservatory. To the first floor there are three bedrooms and a modern bathroom.

The property is well placed for a range of local amenities, local road links with Derby city and the A38 plus its falls within the noted Littleover School catchment area.

Entrance to the property is via a composite double glazed entrance hall opening into a really practical entrance lobby with plenty of space for coats and shoes leading onto the main ground floor living spaces.

The spacious living room features a multi-fuel stove and a very attractive box window overlooking the front garden. it has a newly replaced carpet, stairs to the first floor and a coved ceiling.

To the rear of the house sits a lovely open plan dining kitchen which has been recently refitted with a stylish range of contemporary handleless units with under unit lighting, contrasting work tops, inset stainless steel sink unit with mixer tap, integrated dishwasher, fridge, freezer and washing machine and a range cooker with extractor hood over. A sleek porcelain tiled floor with under floor heating leads through to the dining area with has patio doors into the conservatory as well as a built-in understairs storage cupboard. The brick built conservatory has uPVC double glazed windows, a poly carbonate roof and French doors opening out into the garden.

Newly carpeted stairs lead to a first floor central landing with doors to two double bedrooms and a good sized third single bedroom. The bathroom is fitted with a low flush WC, pedestal wash basin and a "P" shaped bath with shower over and glass screen. Extensive tiling to splashback areas and a chrome heated towel rail.

Outside the property sits in a great location at the head of the cul-de-sac behind a lawned front garden with a long driveway providing ample off road parking as well as access to a large timber construction garage to the side of the property with polycarbonate roof.

Being set on a corner plot, the rear garden extends partially to the side as well as along the rear. It is extremely private with two timber seating areas, a lawn and ornamental borders.

**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).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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

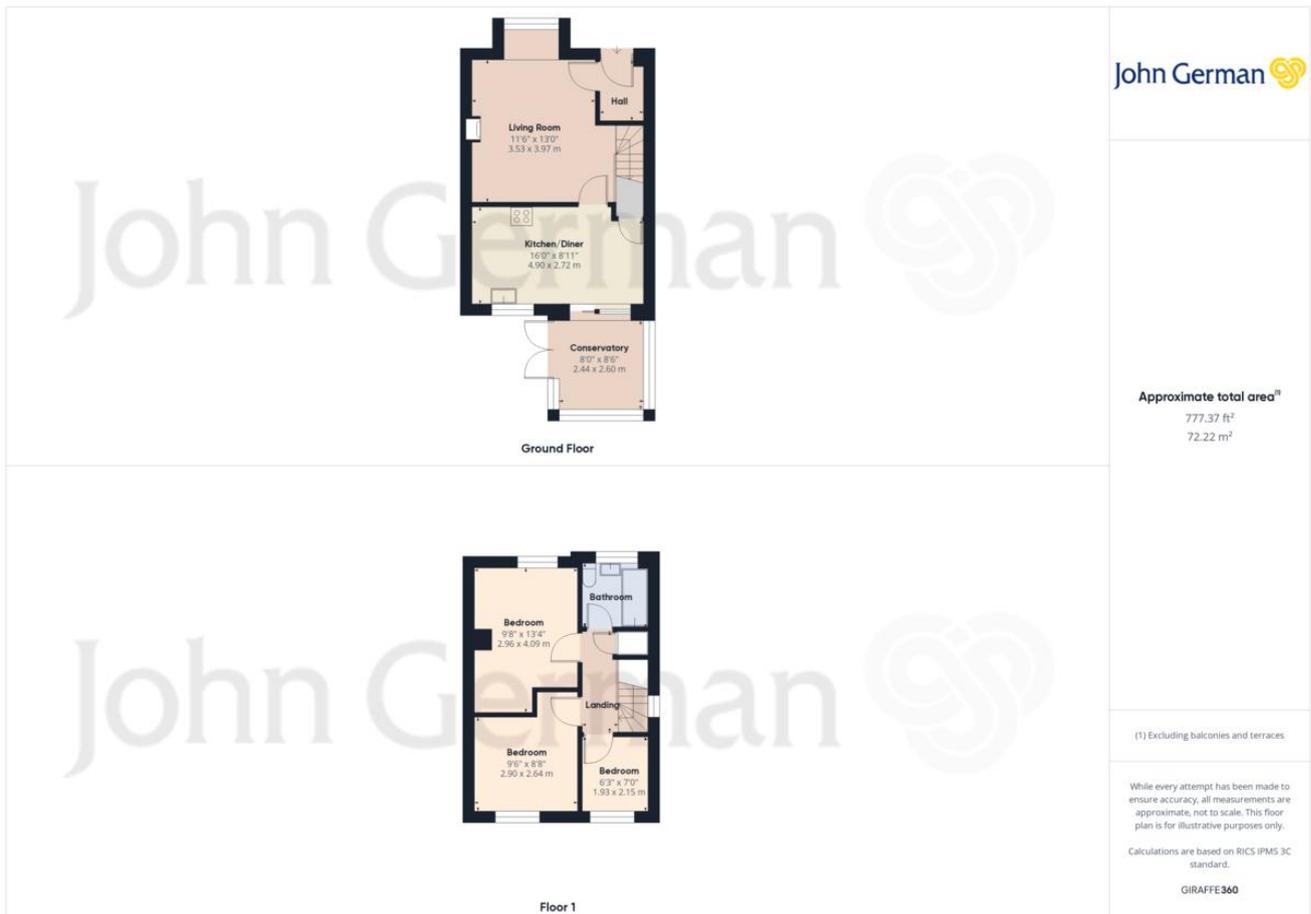
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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