

Merridale Road

Littleover, Derby, DE23 1DJ

John German



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£260,000

Highly attractive bay fronted period semi set on a quiet street in centre of Littleover. The property has two lovely reception rooms with feature fireplaces, a conservatory, a refitted modern fitted kitchen, ground floor WC, and three bedrooms. Mature private rear garden, extensive driveway and garage.

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Entrance to the property is via a spacious entrance hall with stairs to the first floor landing and doors leading off to the ground floor living spaces. To the front is the dining room with double aspect windows including a lovely bay overlooking the front elevation. The elegant feature fireplace features a living flame gas fire and granite hearth and forms the focal point of the room. To the rear, the living room also has a feature fireplace with a polished stone surround and a living flame gas fire. Double doors with matching full height side panels open out into the brick built conservatory which has central heating, power and lighting plus French doors opening out onto the rear garden. The kitchen has been refitted with a comprehensive range of base and eye level units with wood effect worksurfaces, inset stainless steel sink unit, tiled splashbacks, integrated dishwasher, eye level slide and hide oven, four ring gas hob with extractor fan over, space and plumbing for a washing machine and space for a fridge freezer. There is plenty of natural light coming from two side facing windows with a matching entrance door opening onto the side driveway.

Located off the kitchen is a ground floor WC fitted with a low flush WC, hand wash basin, wall mounted central heating boiler and window to the side.

On the first floor stairs lead to a central landing with a window to the side, access to the roof space and doors leading off to the bedrooms and bathroom. There are two excellent double bedrooms overlooking the front and rear elevations respectively, both have large wardrobes which will be included in the sale. Bedroom three is a nicely proportioned single room with space for a full sized single bed plus additional furniture. The family bathroom has been refitted with a modern four piece suite comprising low flush WC, pedestal wash basin, panelled double ended bath with central taps and a double shower, extensive tiling to splashback areas, tiled floor, modern vertical radiator and a window to the rear.

Outside, the property is set back from the road behind a low boundary wall and a well kept hedge behind which is a spacious driveway providing ample off-road parking with secure gated access to the side leading to a detached garage. The mature rear garden is beautifully maintained with a lawn, patio, decked seating areas, shed, and summer house and offers a good degree of privacy.

Merridale Road is close to a range of local amenities including shops, regular bus services to Derby City Centre, highly regarded schools and nurseries and offers easy access to major roads, the motorway network, East Midlands Airport, Rolls-Royce and the Royal Derby Hospital.

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: Traditional

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

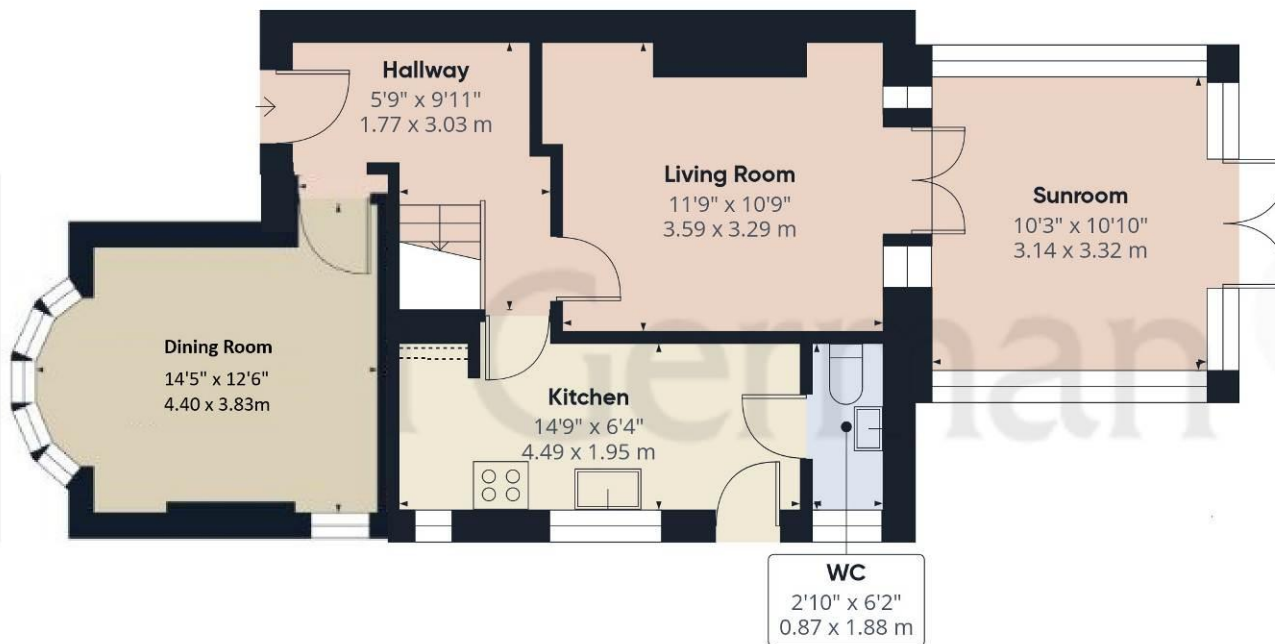
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28052025

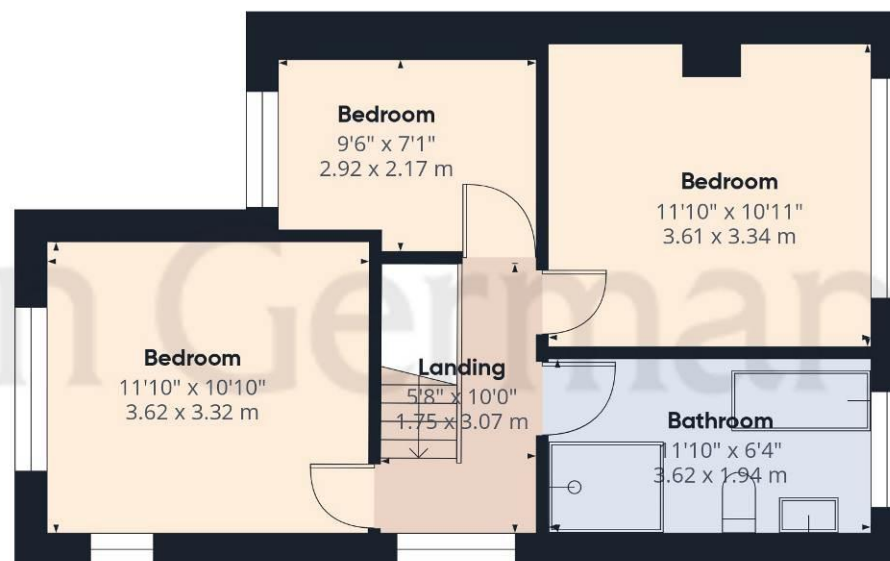
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

871 ft²

80.9 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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