

Willson Road

Littleover, Derby, DE23 1BZ

John German



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£320,000

This handsome bungalow is set on a generous plot with extensive parking, attached garage as well as a very generous rear garden which is a real feature of this lovely home. Spacious well laid out accommodation having been very well maintained with scope for modernisation and extension.



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Entrance to the property is via the entrance hall which has wood and carpeted flooring, a very useful built-in storage cupboard and doors leading off to the living accommodation. The living room overlooks the front elevation via a large bay window whilst the fireplace forms the focal point of the room fitted with a living flame gas fire and stone surround. There is built-in storage and open shelving on either side of the fireplace and a lovely real wood floor. On the opposite side hallway sits the master bedroom which has a matching bay window, again real wood flooring and an excellent range of fitted bedroom furniture.

Bedrooms two overlooks the rear garden and is another lovely double bedroom with wood floor whilst the third bedrooms is an excellent single room with extensive fitted bedroom furniture, wood flooring and a window to the side. Moving back through to the fully tiled bathroom which is fitted with a double shower, low flush WC and a pedestal wash basin, window to the rear.

The kitchen which is fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset one and half bowl sink unit, tiled splashbacks, built-in eye level double oven and a five ring gas hob, space is provided for a fridge freezer. There is a small breakfast nook with space for a table and chairs. The conservatory overlooks the rear garden and serves a dual purpose with plenty of space for seating with a warm roof and UPVC double glazing providing views over the rear garden. Space for a washing machine and tumble dryer sits at the far end with a base storage unit and worktop space over.

Outside, the property is set back from the road behind a low boundary wall with a well stocked front garden having a range of mature shrubs, leading onto a paved area with space for additional parking. The concrete driveway provides off road parking as well as access to the single garage. The generous rear garden is an absolute feast for the eyes with a paved terrace against the property and steps leading down to a large manicured lawn with winding paths and beautiful deep flower beds. There is also a timber garden shed.

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: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(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/>

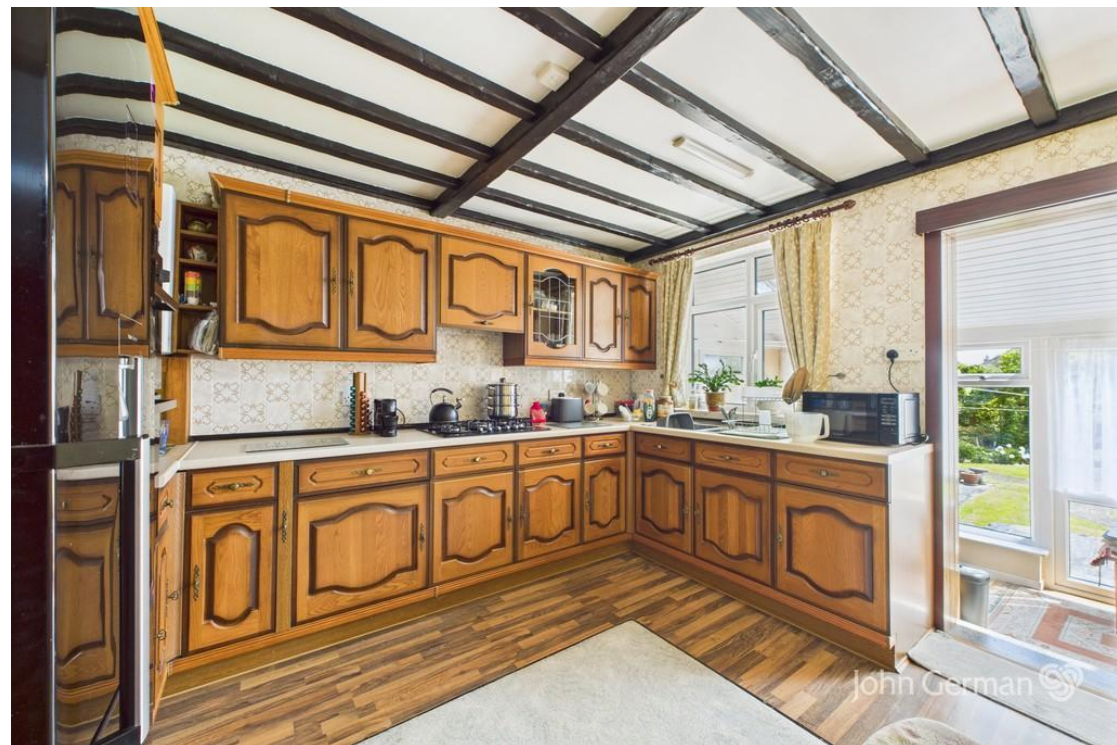
Local Authority/Tax Band: Derby City Council / Tax Band D

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

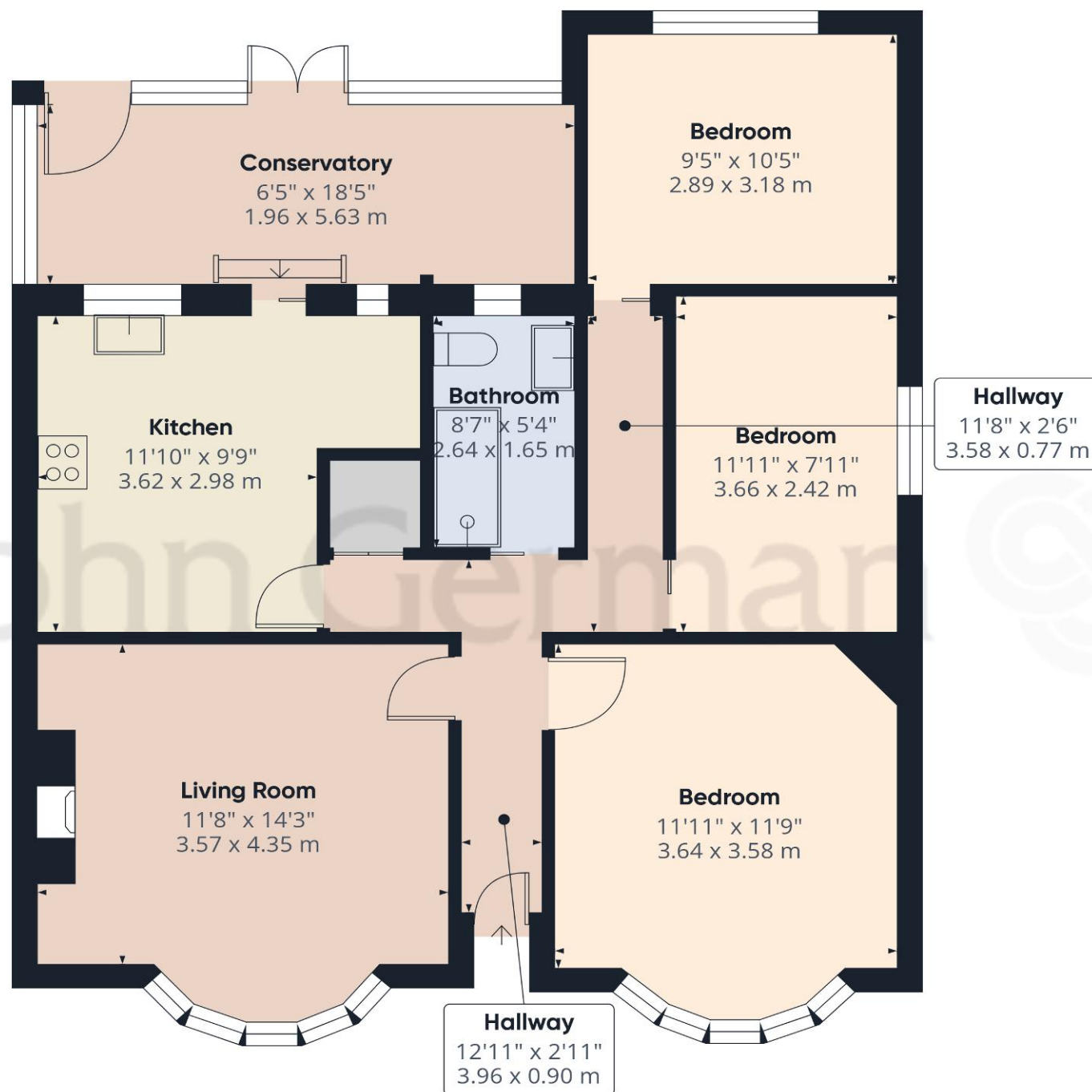
Our Ref: JGA/06062025

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Approximate total area⁽¹⁾

923 ft²

85.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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