

Squires Way

Littleover, Derby, DE23 3XB

John German



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£589,000

An executive detached family home on a highly regarded development with spacious accommodation complemented by a generous garden, extensive parking and double garage.

Griffe Field School catchment area.



Entrance to the property is via an impressive hallway with stairs rising to the first floor, Karndean flooring and doors leading off to the ground floor living spaces. The guest cloakroom is located off the hall and is fitted with a low flush WC and hand wash basin, window to the front.

The elegant living room has a bay window overlooking the front elevation with French doors opening into the garden and a feature fireplace with a living flame gas fire with "Adam" style surround. The dining room has double doors opening into the entrance hall with bay window overlooking the rear garden.

The breakfast kitchen is fitted with an extensive range of base and eye level units with roll edge worksurfaces with two sinks, tiled splashbacks, built-in eye level double oven, gas hob with extractor hood over, integral dishwasher, fridge and freezer, a window overlooking the rear elevation with a tiled floor, leaving plenty of space for a good sized breakfast table and French doors opening into the rear garden. Doors lead off to the utility room, the third reception room and the built-in understairs pantry cupboard.

The utility room is fitted with base and eye level units with roll edge worktops, inset stainless steel sink unit, tiled splashbacks, leaving space for a washing machine and tumble dryer, wall mounted central heating boiler and an entrance door to the side.

The third reception room is a very useful size with double aspect windows, currently used as a playroom but would make a great second sitting room or home office.

On the first floor stairs lead to a galleried landing with windows overlooking the front elevation. The master bedroom has fitted wardrobes, double aspect windows and an en-suite shower room comprising low flush WC, pedestal wash basin and shower enclosure.

Bedroom two also has fitted wardrobes and its own en-suite comprising low flush WC, pedestal wash basin and shower enclosure. The two remaining bedrooms are both double rooms and are served by the family bathroom which is fitted with a low flush WC, pedestal wash basin and a panelled bath.

Outside the property is set well back from the road behind a multi car driveway providing extensive parking and access to the detached double garage. The lovely rear garden is fully enclosed being mainly laid to lawn with well stocked herbaceous borders and an extended paved patio.

The Location - The property is located in popular Heatherton Village, noted for its excellent schooling, including Griffie Field Primary, Derby high school is a highly regarded private school also located nearby. Within the estate there is a parade of shops and nearby Littleover centre offers an excellent range of amenities. The property is convenient for easy access onto the A50 and A38. That is also a regular bus service along Burton Road into Derby City centre.

The property has a fitted alarm system.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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:

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

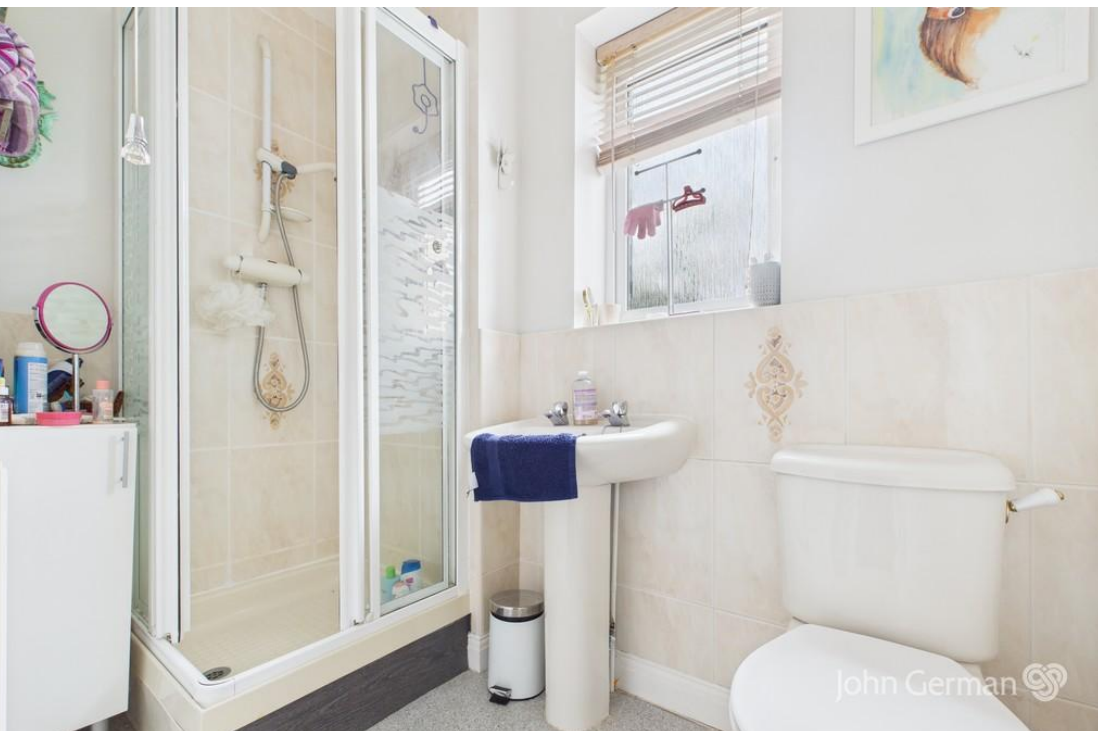
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

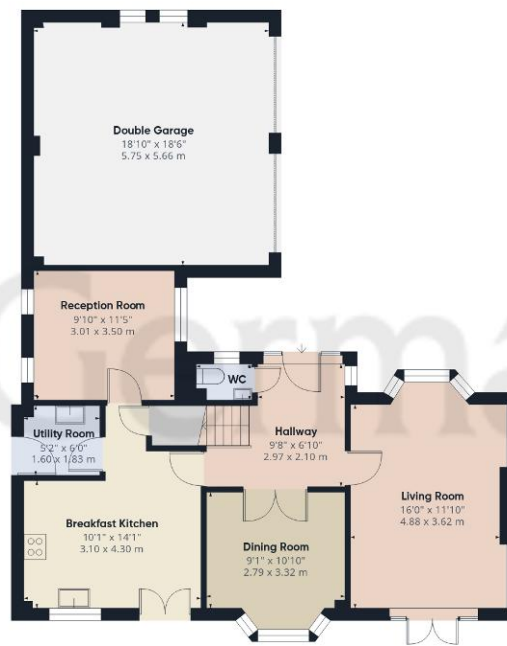
Local Authority/Tax Band: Derby City Council / Tax Band F

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

Our Ref: JGA/01072025





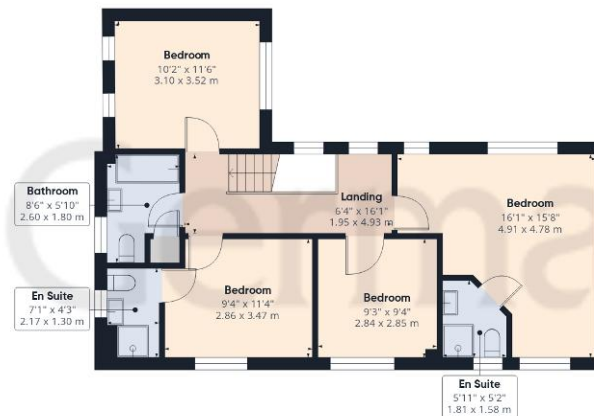


Ground Floor

Approximate total area⁽¹⁾

1806 ft²

168 m²



Floor 1

(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.

GIRAFFE360



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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.

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		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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