

Ludlow Road
Littleover, Derby, DE23 3AH



Lovely three-bedroom semi-detached property, located in the highly sought-after Highfields Estate in Littleover with excellent local amenities and transport links. Perfect for couples or young families with a great modern layout.

£260,000



John German

Ludlow Road is conveniently situated close to a range of local amenities including various shops and primary school, together with regular bus services to and from Derby city centre and beyond. There is also good access to all major roads, the motorway network, East Midlands Airport, Rolls-Royce, Alstom and the Royal Derby Hospital. The Highfields area of Littleover is very highly sought-after due to its easy access to local walks and open spaces.

Entrance to the property is via an entrance hallway with stairs rising to the first floor and doors off to the cloakroom/WC and into the ground floor living spaces. The cloakroom is fitted with a low flush WC and a corner pedestal wash basin.

The lounge is a very comfortable space overlooking the front garden with plenty of seating area and room for occasional furniture.

To the rear of the property is a spacious dining kitchen with a good sized dining space and French doors opening out onto the rear garden. The kitchen is fitted with a range of modern base and eye level units with roll edge worksurfaces and matching upstands, inset stainless steel sink unit. Appliances include a built-in oven, four ring gas hob with an acrylic splashback and extractor hood over, integrated dishwasher, integrated fridge and freezer and an integrated washing machine. There is also a concealed boiler and understairs storage cupboard.

On the first floor, doors lead off a central landing to three well-proportioned bedrooms with the master bedroom featuring an en-suite shower room fitted with a spacious shower with folding glass door, pedestal wash basin, low flush WC, chrome heated towel radiator and a window to the side.

The family bathroom completes the internal accommodation and is fitted with a panelled bath with shower over and glass screen, low flush WC, pedestal wash basin, chrome towel radiator and a window to the rear.

Outside, the front garden is mainly laid to lawn with a tarmaced driveway to the side providing ample off road parking and gated access to the recently landscaped rear garden which backs onto the school playgrounds providing an open outlook and featuring a decked seating area, lawn and a second large paved patio. To the side is a timber shed for additional storage.

Agents Notes: The property is subject to site management charges please ask for details. 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: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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: South Derbyshire District Council / Tax Band C

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

Our Ref: JGA/03012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

		<div>John German</div> <div>Approximate total area⁽¹⁾ 742.5 ft² 68.98 m²</div>
		
<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>		





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

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The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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