

# Meadowgrass Close

Littleover, Derby, DE23 2UU

John   
German









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£340,000

Stylish modern home located in a quiet cul-de-sac, perfect for couples and young families with potential to extend further (STPP). Two generous reception rooms, conservatory, extended kitchen, guest WC, three good sized bedrooms, ensuite to master and family bathroom. Private garden, garage and driveway.



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Entrance to the property is via a spacious entrance hall, with doors leading off to the ground floor living spaces, stairs rising to the first floor, and a ground floor guest WC, having been refitted with a concealed flush WC and a corner vanity wash basin with storage beneath, matt black towel radiator and window to the front. The main living room has a bay window overlooking the green in front of the house and features a stunning modern living flame gas fire with a polished stone surround. Amteco flooring runs through to the dining room which is open plan with the lounge, from which, a door leads through to the kitchen and patio doors open into the conservatory. The brick built conservatory has uPVC double glazed windows and French doors onto the rear garden, as well as a clear glass roof, power, lighting and electric heating. The kitchen overlooks the rear garden and has been extended into what was the utility room, opening up the space and making much better use of the available square footage. The kitchen is fitted with an extensive range of base and eye level units with roll edge wood effect work surfaces which extend to form a breakfast bar. There is an inset one and a quarter bowl sink unit, tiled splashback, integrated dishwasher, integrated washing machine, halogen hob with extractor hood over, built-in eye level double oven and slot in American style fridge freezer. A door leads out to the rear.

On the first floor, doors lead off a central landing with two built-in storage cupboards and access to the roof space. The master bedroom overlooks the rear garden and features an ensuite shower room fitted with a concealed flush WC, vanity wash basin with storage underneath and a large walk-in double shower area with rain shower head and a hand shower attachment. The ensuite is fully tiled with a matt black towel radiator and a window to the side. Bedroom two is also a double room which overlooks the front elevation and has a built-in double wardrobe, whilst bedroom three overlooks the rear garden and is a generous single room. The family bathroom completes the internal accommodation and is fully tiled and fitted with a "P" shaped bath with shower over and curved shower screen, low flush WC, pedestal wash basin, chrome heated towel radiator and window to the front.

Outside, set at the head of the cul-de-sac behind a lawned front garden and a double width tarmaced driveway which provides ample off road parking as well as access to the garage. Newly installed composite gates on either side of the house provide access to the fully enclosed and private rear garden which has been landscaped to include a paved patio area with steps lead to a raised lawn with brick retaining walls, ornamental borders, raised vegetable garden with space beside it for a greenhouse, and a second paved patio area to catch the sun as it moves around the garden.

Meadowgrass Close is located on a modern development off Moorway Lane with easy access to Littleover village and excellent local amenities, including shops and well-regarded schools, together with regular public transport, good access into Derby City Centre and all major roads. The Royal Derby Hospital, Rolls-Royce and Alstom are also within easy reach.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on 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 & 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

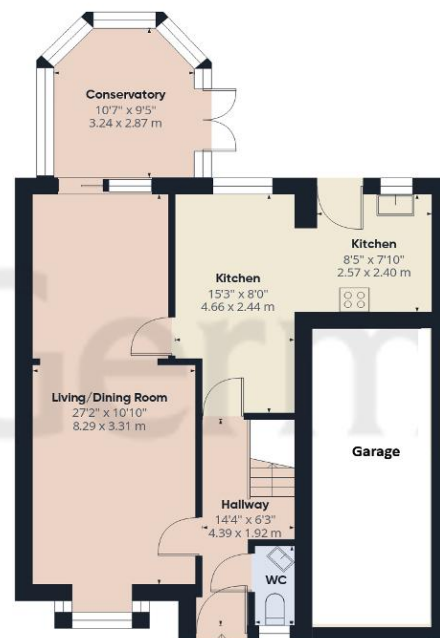
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11112025







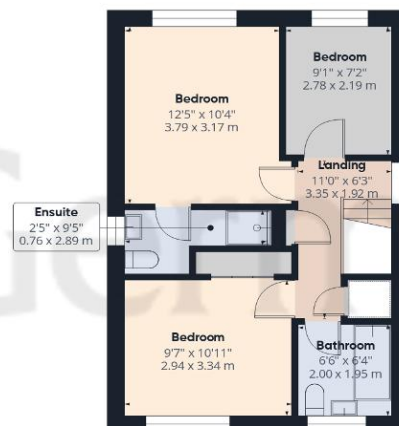


Ground Floor

Approximate total area<sup>(1)</sup>

1092 ft<sup>2</sup>

101.5 m<sup>2</sup>



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.

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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.

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.

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.

## 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.

**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    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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