

31 Portico Road, Littleover, DE23 3NJ

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# Hannells

— SELECT —

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## WELCOME TO SELECT

Like all of our outstanding **SELECT** properties, there's much to admire about this fantastic property that might just be your new home. If you like what you see, don't risk missing out on it. Contact us today to organise a viewing at your earliest convenience. If you have any questions or would like more information, please feel free to get in touch.





### DIRECTIONS

From the offices of Hannells Estate Agents in Littleover, turn left onto Blagreaves Lane and continue onto The Hollow. Turn left into Hillsway and at the roundabout, take the first exit onto Pastures Hill and at the next roundabout, take the first exit onto Callow Hill Way. At the first roundabout take the second exit and at the following roundabout take the first exit. Follow the road as it turns to the left becoming Portico Road, the property can be found on the left hand side.



### 3. KEY FEATURES

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- > FIVE BEDROOMED DETACHED PROPERTY
- > SPACIOUS LIVING ACCOMMODATION
- > IDEAL FOR A GROWING FAMILY
- > SOUGHT AFTER LOCATION OF HEATHERTON VILLAGE
- > DRIVEWAY TOGETHER WITH A DOUBLE GARAGE



## 4. ACCOMMODATION

Offering spacious living accommodation throughout is this five bedroomed detached property located in the highly sought after area of Heatherton Village. Ideal for a growing family, the property benefits from uPVC double glazing, gas central heating, off road parking together with a double garage and a private and enclosed rear garden.

In brief, the accommodation comprises: Entrance hallway, spacious lounge with a bay window, family room having a sliding patio door giving access to the rear garden; a fitted kitchen/diner with integrated appliances, together with a utility room. To the first floor are five bedrooms, with an en suite to the master bedroom; first floor landing with loft access, and a family bathroom having a three piece suite.

To the front of the property is a two-car driveway together with a double garage, flowerbeds and a secure gate giving access to the rear of the property, where there is an enclosed garden laid mainly to lawn with patio area, flowerbeds and fenced boundaries.

Portico Road is conveniently located close to local shops, well regarded schools and amenities, as well as having excellent road links with the A38 and A50 road networks leading to the M1 motorway and East Midlands Airport.

The property must be viewed internally to fully appreciate the size, standard and presentation of the accommodation on offer.





## 5. ROOMS



**Entrance Hallway** | 17' 1" x 5' 8" (5.20m x 1.73m)

**Living Room** | 17' 9" x 11' 7" (5.41m x 3.53m)

**Kitchen** | 13' 4" x 9' 8" (4.06m x 2.94m)

**Family Room** | 11' 7" x 9' 7" (3.53m x 2.92m)

**Utility Room** | 9' 9" x 5' 2" (2.97m x 1.57m)

**Master Bedroom** | 14' 6" x 11' 0" (4.42m x 3.35m)



**En-suite** | 6' 11" x 4' 9" (2.11m x 1.45m)

**Bedroom Two** | 11' 7" x 11' 0" (3.53m x 3.35m)

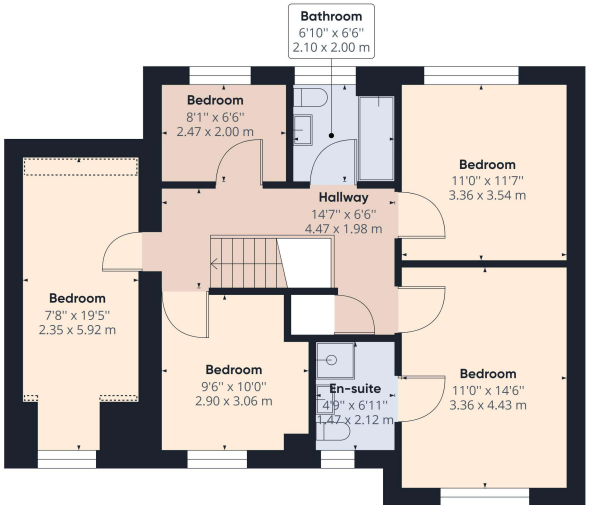
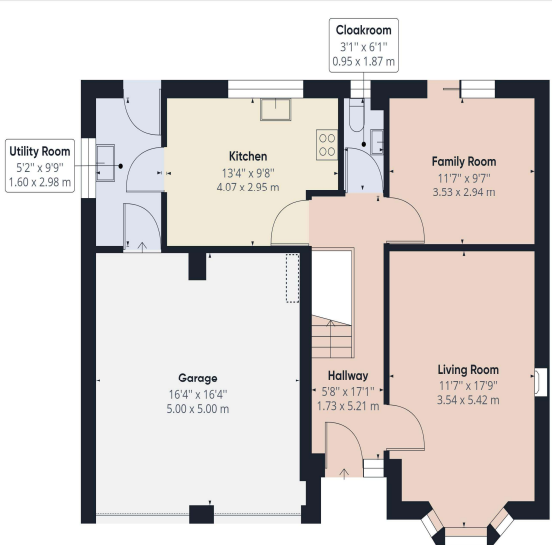
**Bedroom Three** | 19' 5" x 7' 8" (5.91m x 2.34m)

**Bedroom Four** | 10' 0" x 9' 6" (3.05m x 2.89m)

**Office/Bedroom Five** | 8' 1" x 6' 6" (2.46m x 1.98m)

**Double Garage** | 16' 4" x 16' 4" (4.97m x 4.97m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## GET IN TOUCH

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