

3 Birchway Grove, Littleover, DE23 3UR



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— SELECT —

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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.

2. EXTERIOR



3. KEY FEATURES

KEY FEATURES

- > BEAUTIFULLY PRESENTED FIVE BEDROOMED DETACHED HOME IDEAL FOR ANY GROWING FAMILY
- > SPACIOUS & STYLISH LIVING ACCOMMODATION WITH THREE RECEPTION ROOMS & THREE BATHROOMS
- > ENCLOSED REAR GARDEN WITH SUMMER HOUSE & BAR
- > SOUGHT AFTER LOCATION IN HEATHERTON VILLAGE
- > OFF-ROAD PARKING & ENCLOSED REAR GARDEN



4. ACCOMMODATION

“ Located in the highly desirable area of Heatherton Village is this beautifully presented, five double bedroom detached property, offering spacious living accommodation, which would be suitable for any growing family. Boasting from a modern and stylish interior throughout, this executive home benefits from uPVC double glazing, gas central heating, off road parking and an enclosed rear garden with summer house and bar.

In brief, the accommodation comprises: A sizeable entrance hall, study, downstairs cloakroom/WC, spacious lounge, open plan dining room opening to a modern fitted kitchen with a range of integrated appliances, and a conservatory overlooking the rear garden. To the first floor is the master bedroom having a dressing room and en suite, first floor landing with airing cupboard, two further double bedrooms and a family bathroom having a four piece suite. There are two further double bedrooms on the second floor together with a Jack & Jill shower room.

To the front of the property is a driveway providing off road parking for two cars, flowerbeds with a range of seasonal flowers and shrubs and secure gated access to the rear, where there is an enclosed garden with an artificial lawn, patio area, fenced boundaries and a summer house. The garage has been converted into a stylish bar and a separate utility room.

Birchway Grove 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 Hall | 10' 5" x 7' 4" (3.17m x 2.23m)

Study | 8' 6" x 6' 4" (2.59m x 1.93m)

Cloakroom/WC | 6' 9" x 3' 4" (2.06m x 1.02m)

Lounge | 20' 11" x 11' 1" (6.37m x 3.38m)

Dining Room | 11' 8" x 10' 0" (3.55m x 3.05m)

Kitchen | 17' 0" x 10' 0" (5.18m x 3.05m)

Conservatory | 19' 3" x 10' 7" (5.86m x 3.22m)

First Floor Landing | 9' 1" x 3' 7" (2.77m x 1.09m)

Bedroom One | 12' 2" x 11' 0" (3.71m x 3.35m)

Dressing Room | 6' 11" x 4' 8" (2.11m x 1.42m)

En suite | 7' 2" x 6' 11" (2.18m x 2.11m)

Bedroom Two | 11' 10" x 11' 1" (3.60m x 3.38m)

Bedroom Three | 11' 1" x 8' 10" (3.38m x 2.69m)

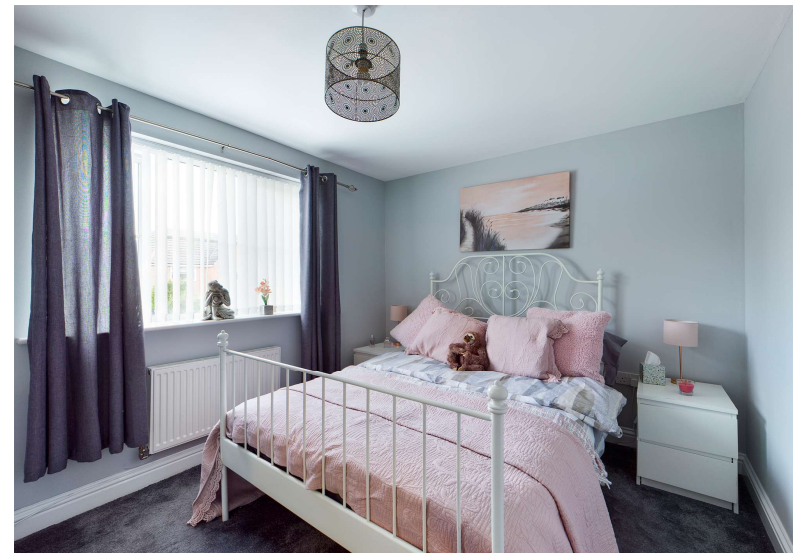
Family Bathroom | 9' 1" x 5' 5" (2.77m x 1.65m)

Second Floor Landing | 5' 10" x 3' 3" (1.78m x 0.99m)

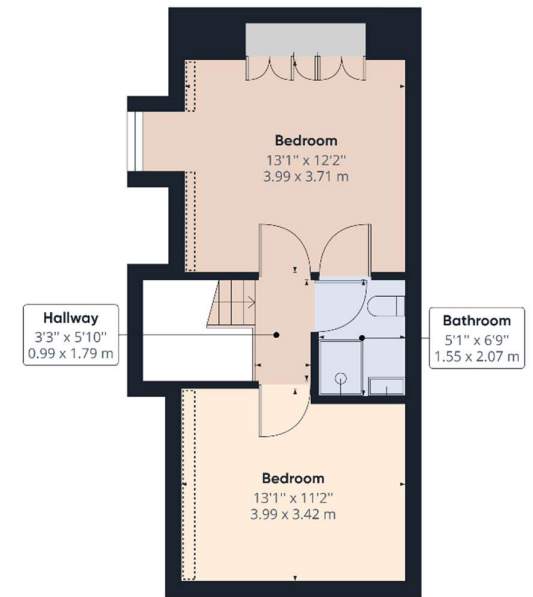
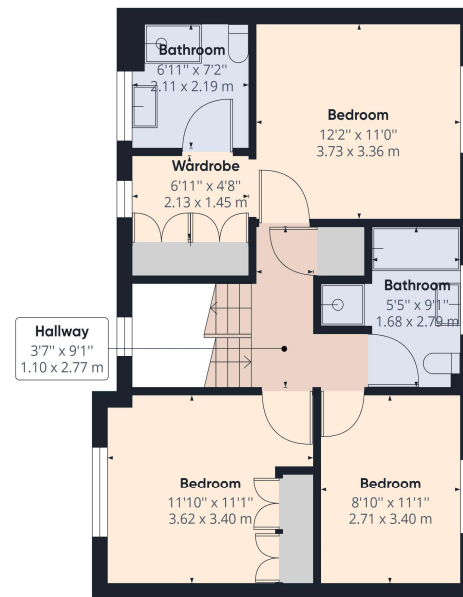
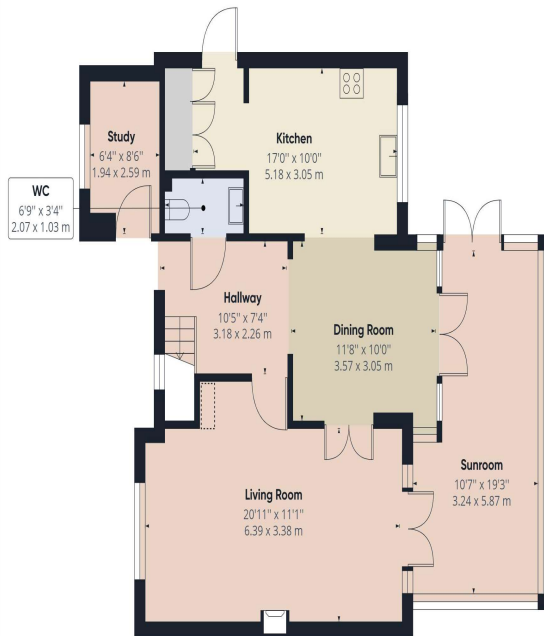
Bedroom Four | 13' 1" x 12' 2" (3.98m x 3.71m)

Bedroom Five | 13' 1" x 11' 2" (3.98m x 3.40m)

Jack & Jill Shower Room | 6' 9" x 5' 1" (2.06m x 1.55m)



6. FLOOR PLANS / EPC



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

Current: 73 | C

Potential: 83 | B



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