



## 121 Blagreaves Lane, Littleover, Derby, DE23 1PY

Offers In The Region Of  
£395,000

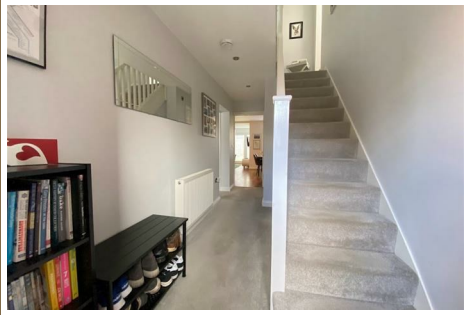


A superior family home offering highly impressive and unrivalled sleeping accommodation which features four bedrooms all with private en-suite, in addition there are three balconies and fashionable large open plan living dining kitchen with island and bi-folding doors. NO CHAIN.



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## DIRECTIONS

Approaching from Littleover village on Burton Road, turn left at the island onto Hillsway, at the junction turn right onto The Hollow which quickly becomes Blagreaves Lane, follow the road passing the junction with Moorway Lane and the property will be found on the left just after the junction with Greenburn Close.

This striking three storey detached property features an attractive contrast of render, brick and wood to offer a contemporary styled home perfect for the growing and older family. The gas centrally heated and UPVC double glazed accommodation in brief comprises, entrance hallway, guest cloakroom, spacious lounge, a superb open plan 'L' shaped living dining kitchen with island and bi-folding doors leading into an enclosed low maintenance garden. The principle bedroom suite is found on the first floor and comprises a large bedroom area with French doors leading onto a rear balcony, a separate dressing room and en-suite, there is also a second double bedroom with en-suite. To the second floor, there are a further two bedrooms, both with en-suite and balconies. Bedroom four has a utility area within it's en-suite.

Externally, there is a wide block paved frontage allowing for side by side parking of three cars with gated side access leading into a pleasant garden with artificial turf, patio and garden shed. A perfect space to relax in

without heavy garden maintenance. The three balconies, two rear, one front, also offer a pleasant and rare breakout area.

Littleover is a highly popular suburb of Derby being approximately 2 miles away from the city centre. Locally there are an impressive range of amenities and facilities which all residents find useful. As well as a busy high street on Burton Road where there are shops, popular public houses and café, there are also primary and secondary schools along with private schools. There are numerous open green spaces including the adjoining Sunnydale Park with pleasant walks.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Main composite front door with obscure glazed side panel allowing for natural light, inset floor mat, stairs to first floor with useful cupboard beneath, inset ceiling spotlights and radiator.

#### CLOAKROOM

Appointed with a low level WC and wash basin, chrome towel radiator, extractor fan and tiling to the floor.

#### SITTING ROOM

19'5" x 9'3" (5.92m x 2.82m)

A spacious and naturally light room having



front and side windows with fitted Venetian blinds, media connections and radiator.

### **LIVING KITCHEN**

21'1" max x 16'10" max (6.43m max x 5.13m max)

A superb open plan "L" shaped room with ample space and layout for dining and lounging furniture with wood effect laminate flooring throughout.

### **KITCHEN AREA**

Beautifully appointed with a modern range of wall and base units with matching cupboard and drawer fronts with integral handles, attractive low profile work surfaces, matching island with further storage and food preparation surfaces, stainless steel sink and drainer, Neff 'hide and slide' electric oven and hob with extractor fan over, integrated dishwasher, inset ceiling spotlights.

### **DINING AREA**

With ample space for a dining table and chairs, tall picture window overlooking the garden with Venetian blinds, radiator and space for an American fridge freezer.

### **LIVING AREA**

With ample space for comfortable seating, media connections, radiator, bi-folding doors and tall picture windows with fitted blinds.

### **FIRST FLOOR**

### **LANDING**

Attractive area with tall picture side window and blinds, additional front window, built in store cupboard, radiator, inset ceiling spotlights and stairs continuing to the second floor.

### **BEDROOM ONE**

A very spacious and luxurious principle bedroom suite featuring four areas:

### **BEDROOM AREA**

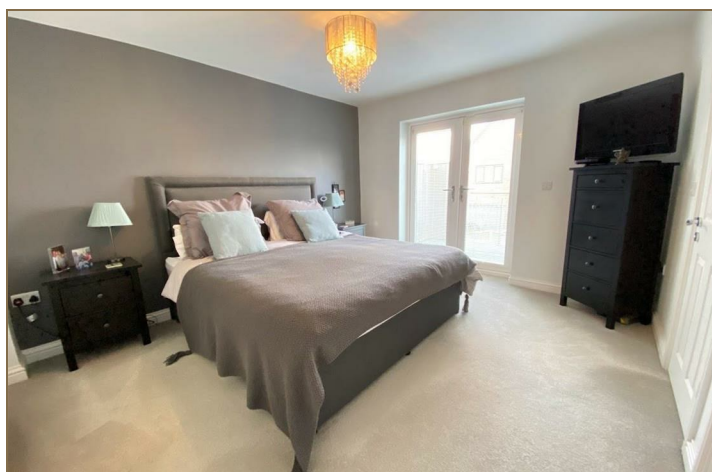
13'4" x 11'4" (4.06m x 3.45m)

With ample space for a large bed and bedside cabinets, radiator and media connections.

### **DRESSING ROOM**

6'3" x 5'1" (1.91m x 1.55m)

With open fitted wardrobe units and light.



## EN-SUITE

6'3" x 5'2" (1.91m x 1.57m)

Appointed with a bath and a tiled surround with a mains chrome shower over, screen, wash basin and WC, tiled floor, UPVC double glazed window, inset ceiling spotlights, extractor fan and chrome towel radiator.

## BALCONY

Accessed through UPVC double glazed French doors with blinds onto a superb seating area providing a pleasant rear aspect with glazed balustrade and power point.

## BEDROOM TWO

14' x 9'11" (4.27m x 3.02m)

A further spacious bedroom having a front facing UPVC double glazed window with blinds and radiator.

## EN-SUITE

7'10" x 5'8" (2.39m x 1.73m)

A spacious en-suite appointed with a bath and a tiled surround with a mains chrome shower over, screen, wash basin and WC, tiled floor, UPVC double glazed window, inset

ceiling spotlights, extractor fan and chrome towel radiator.

## SECOND FLOOR

### LANDING

Featuring a Velux window allowing for natural light to both landings, storage cupboard.

### BEDROOM THREE

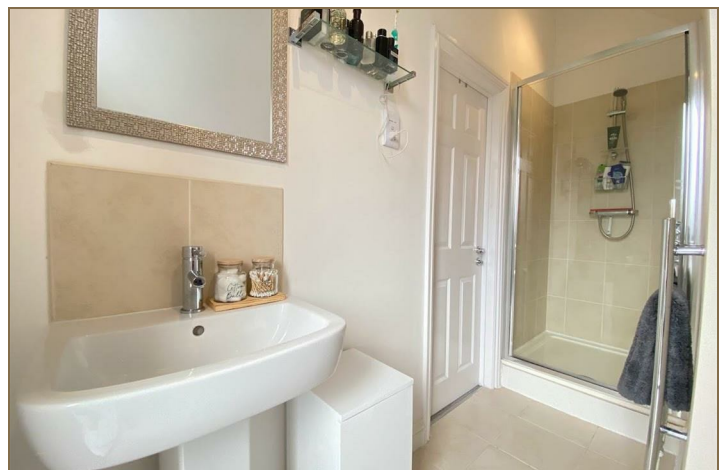
14'2" x 10'2" (4.32m x 3.10m)

A striking room having an open ceiling following the line of the roof with UPVC double glazed windows and French doors with blinds leading onto a front balcony, additional side Velux window, ample space for all bedroom furniture, radiator.

### EN-SUITE

10'8" max x 6'3" max (3.25m max x 1.91m max)

Appointed with a larger than average shower enclosure with a glazed screen door, mains chrome shower and tiled walls, wash basin and WC, tiled floor, UPVC double glazed feature window, inset ceiling spotlights, extractor fan and chrome towel radiator.





## BALCONY

Providing a front facing aspect and being covered by an overhanging roof with glazed balustrade and power point.

## BEDROOM FOUR

11'4" x 8'11" (3.45m x 2.72m)

The fourth double bedroom also features a striking ceiling with high windows with blinds, Velux window and UPVC double glazed French doors with blinds leading onto a third balcony, radiator.

## BALCONY

Providing a rear facing aspect and being covered by an overhanging roof and with two useful recessed store areas, glazed balustrade and power point.

## EN-SUITE

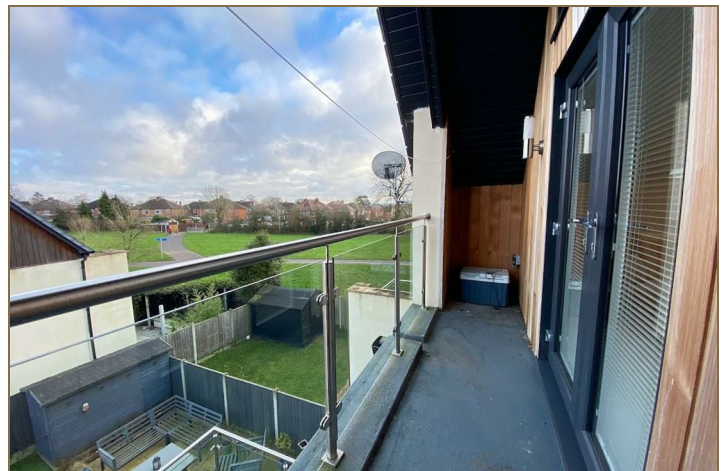
8'10" x 5'1" (2.69m x 1.55m)

A fourth and spacious en-suite appointed with a shower enclosure with a glazed screen door, mains chrome shower and tiled walls, wash basin and WC, tiled floor, Velux window, inset ceiling spotlights, extractor fan and chrome towel radiator.

This room also provides a 'Utility Area' with space for a washing machine and tumble dryer.

## OUTSIDE

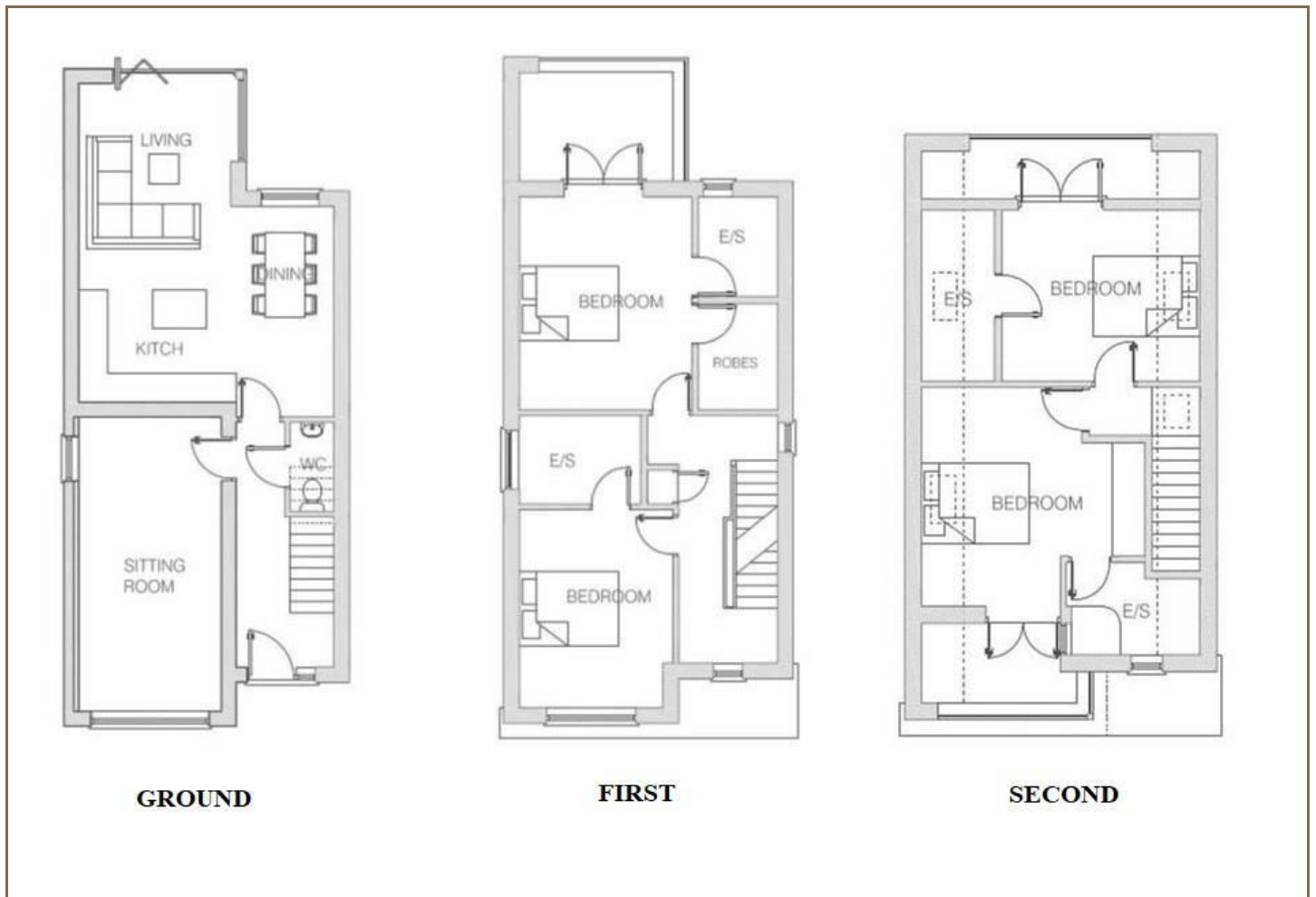
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## Road Map



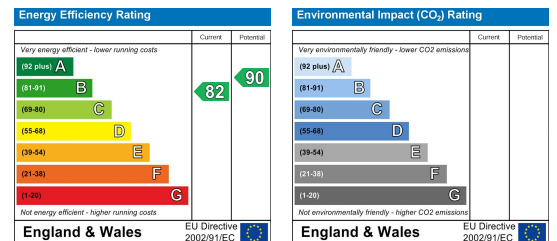
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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