



## 8 South Brae Close, Littleover, Derby, Derbyshire, DE23 1WD

**£435,000**



A brilliant family home offering excellent living and sleeping accommodation all having been freshly refurbished ready for immediate occupancy and offered for sale with no chain.



# 8 South Brae Close, Littleover, Derby, Derbyshire, DE23 1WD

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## DIRECTIONS

Approaching from Blagreaves Lane, turn onto Field Rise, follow for a short distance turning right onto Willson Avenue then first right into South Brae Close where the property will be found a short distance on the right.

The cul-de-sac positioned detached property benefits from a newly installed combination boiler, new flooring and fresh redecoration throughout. In brief the impressive accommodation comprises, entrance hallway, cloakroom, study, kitchen and utility area, dining room, large lounge and conservatory. To the first floor are four well proportioned bedrooms, the main with ensuite, there is finally the family bathroom.

Externally, there is a double width driveway leading to a double garage and mature adjoining front gardens and lawn. The rear garden offers a high degree of privacy having a lawn, patio and enclosed borders.

The property is well located for the many useful amenities found within Littleover and with easy access to the city centre, A38 along with large local employers such as Rolls Royce, Bombardier and Toyota.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

## CLOAKROOM

4' x 3'1" (1.22m x 0.94m)

Having modern white two piece suite comprising; low centre flush wc and wall mounted wash hand basin with complimentary tiled splash backs, laminate floor, radiator and UPVC double glazed window.

## STUDY

9'10" x 7'10" (3.00m x 2.39m)

A useful and versatile extra reception room perfect as a home office with understairs store cupboard, UPVC double glazed window, laminate flooring and radiator.

## KITCHEN

9'3" x 8'4" (2.82m x 2.54m)

Having a range of modern wall and base cupboards with matching doors, laminate work surfaces, inset stainless steel sink top with side drainer, newly installed inset stainless steel four burner gas hob with electric fan assisted oven and grill, canopy extractor hood, under cupboard lighting, integrated dish washer, larder fridge and freezer, tiled splash backs and floor, UPVC double glazed window to front elevation.

## UTILITY AREA

8'4" x 5' (2.54m x 1.52m)

Further units and work surfaces with space for a washing machine and tumble dryer, wall mounted combination boiler (installed 2023), side door and radiator.

## DINING ROOM

11'1" x 8'4" (3.38m x 2.54m)

With ample space for a dining table and chairs, UPVC double glazed window overlooking the rear garden, double internal doors into lounge, radiator.

## LOUNGE

15'11" x 12'9" (4.85m x 3.89m)

A spacious formal lounge with ample space for all lounge furniture, wall lights, fireplace with inset gas fire and hearth, media connections and radiator, sliding doors into:

## CONSERVATORY

11'2" x 10'11" (3.40m x 3.33m)

A pleasant seating area overlooking the garden having UPVC double glazed windows and French doors, tiled floor and air conditioning unit.

## FIRST FLOOR

### LANDING

## BEDROOM ONE

13'7" x 10' (4.14m x 3.05m)

A spacious double bedroom with laminate flooring, rear facing UPVC double glazed window and radiator.

## EN-SUITE

5'11" x 5'2" (1.80m x 1.57m)

Stylishly appointed with a twin sink unit, WC and newly installed shower cubicle with vinyl wall panels, mains shower and screen door, UPVC double glazed window and towel radiator.

## BEDROOM TWO

10'11" x 10' (3.33m x 3.05m)

A second second spacious bedroom also with a rear facing UPVC double glazed window, laminate flooring and radiator.

## BEDROOM THREE

10'2" x 9'3" (3.10m x 2.82m)

A third double bedroom having fitted wardrobes, laminate flooring, front facing UPVC double glazed window and radiator.



## BEDROOM FOUR

8' x 8' (2.44m x 2.44m)

A generous fourth single bedroom currently being as a study with laminate flooring, UPVC double glazed window and radiator.

## BATHROOM

7'1" x 5'5" (2.16m x 1.65m)

Having modern white three piece suite comprising; low flush WC, wash hand basin sat on a white high gloss vanity unit, deep panelled bath with chrome mains shower over, glazed shower screen, complimentary part tiled walls and floor, chrome heated towel rail, shaver socket and UPVC double glazed window to front.

## OUTSIDE

To the front of the property there is a double width driveway leading to a double garage and mature adjoining front gardens and lawn. The rear garden offers a high degree of privacy having a lawn, patio and enclosed borders.





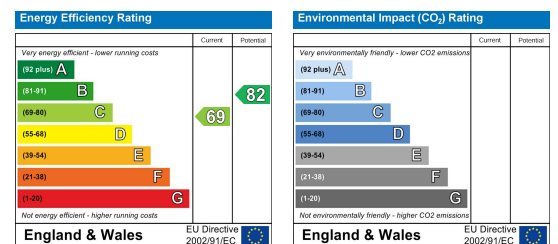
## Road Map



## 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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