



## Hawthorns 5 Hill Cross Drive, Littleover, Derby, DE23 3BW

**£550,000**



A large detached family residence enjoying beautiful south facing gardens, double garage positioned on an attractive private lane off Blagreaves Lane.





# Hawthorns 5 Hill Cross Drive, Littleover, Derby, DE23 3BW

£550,000



## DIRECTIONS

Approaching from Littleover village, proceed to the traffic island turning left onto Hillsway, at the junction turn right onto Blagreaves Lane, follow for a short distance turning right into Hill Cross Drive. The property is the first house on the left.

This highly individual and characterful property surrounded by windows allowing for plentiful natural light comprises an entrance hallway, study/sitting room, dining room, rear lobby with stairs to first floor, charming lounge with open fire and French doors, dining kitchen, utility room and WC. To the first floor are four bedrooms, three of which being large doubles, fourth generous single, the principal with bay window and en-suite, finally the main four piece family bathroom.

Externally the property occupies a generous mature plot having a wide frontage with two driveways and detached double garage. The rear garden is beautiful having paved patio, large expanse of lawn with mature bordering trees enjoying a south facing aspect.

Littleover is a highly popular residential location close to the city centre having an impressive range of local amenities and facilities including schooling at all levels also with private schools, shops, parks, cafes and popular public houses. Access for onwards travel can be sought to the nearby A38 and A50, it should also be noted of the

convenient close proximity to Derby Royal hospital.

A stunning individual detached residence which should be viewed to be fully appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Main front door leading into a formal hallway area with wood-effect vinyl flooring, coving to ceiling, radiator.

#### STUDY/SITTING ROOM

11'8" x 8'10" (3.56m x 2.69m)

Accessed from twin glazed doors from the hallway, fireplace with electric fire, wood-effect vinyl flooring, front facing UPVC double glazed window and radiator.

#### DINING ROOM

14'7" x 14'4" (4.45m x 4.37m)

A spacious reception room surrounding by UPVC double glazed windows, laminate flooring, fireplace with inset gas fire, radiator, door:

#### REAR LOBBY

with stairs to first floor and side external door.

#### UTILITY ROOM

7'10" x 5'2" (2.39m x 1.57m)

With a range of kitchen units, stainless steel

sink and drainer, laminate work surfaces, space and plumbing for laundry appliances, wood-effect vinyl flooring, UPVC double glazed door to garden, radiator.

### WC

With low level WC and coat hanging area.

### DINING KITCHEN

15'8" x 8'11" (4.78m x 2.72m)

A pleasant room surrounded by UPVC double glazed windows having a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, ceramic sink and drainer, space for dishwasher, electric Aga (completely separate to gas central heating), wood-effect vinyl flooring, space for a dining table and chairs, radiator.

### LOBBY

With understairs store area suitable for a fridge freezer, door into:

### LOUNGE

15'2" into bay x 14'4" (4.62m into bay x 4.37m)

A charming room with UPVC double glazed French doors into the garden, additional side window, featuring a superb open fire with stone surround and hearth, laminate flooring, picture rail and coving, radiator.

### FIRST FLOOR

#### LANDING

Providing access into all first floor rooms.

#### BEDROOM ONE

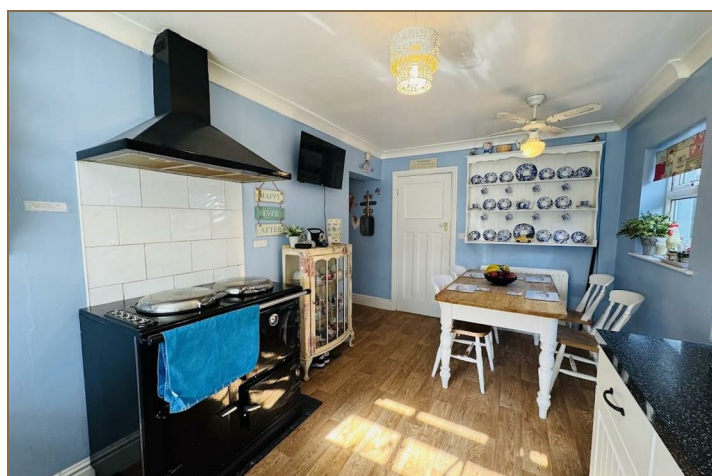
15'5" into bay x 14'5" (4.70m into bay x 4.39m)

A beautiful bedroom enjoying a UPVC double glazed bay window overlooking the rear garden, ample space for bedroom furniture, feature fireplace and radiator.

#### EN-SUITE

8'10" x 5'8" (2.69m x 1.73m)

Appointed with a white three piece suite comprising a panelled bath with tiled walls,





electric shower and screen, wash basin built into a useful storage cabinet and WC, high level UPVC double glazed window, wood-effect vinyl flooring, extractor fan and radiator.

### BEDROOM TWO

14'7" x 14'5" (4.45m x 4.39m)

A further very generous double bedroom with side facing UPVC double glazed window, feature fireplace, built-in airing cupboard and radiator.

### BEDROOM THREE

14'8" x 9'8" (4.47m x 2.95m)

A large double bedroom having two front facing UPVC double glazed bow windows and two radiators.

### BEDROOM FOUR

11'3" x 7'5" (3.43m x 2.26m)

A very generous and impressive sized fourth bedroom having a rear facing UPVC double glazed window and radiator.

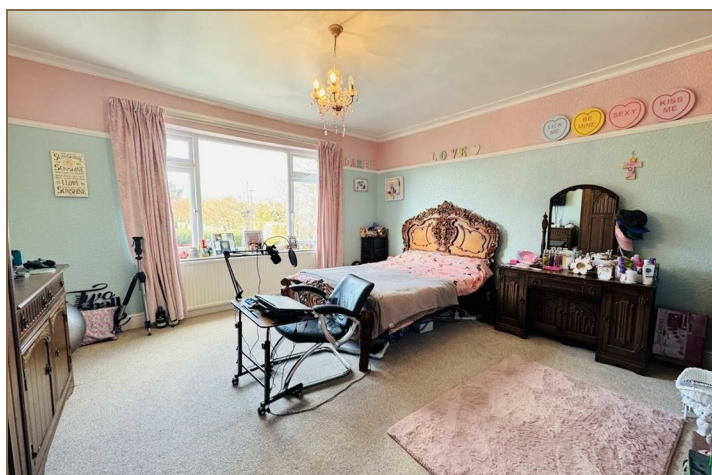
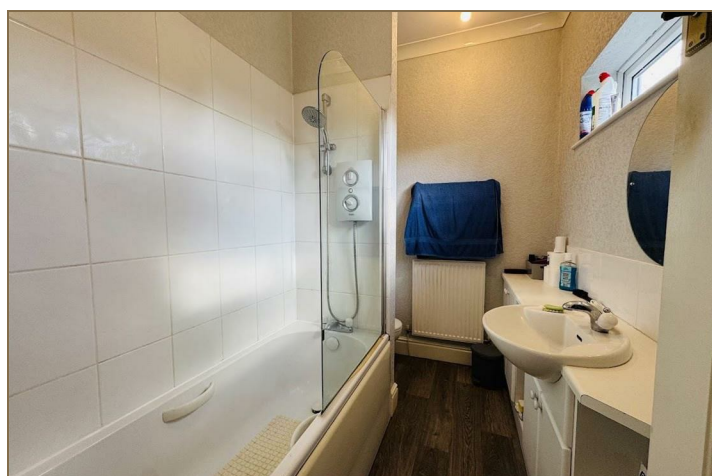
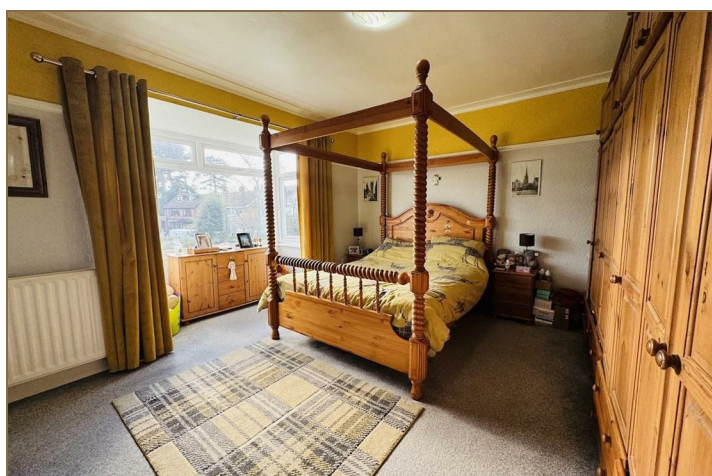
### BATHROOM

9'8" x 8'11" (2.95m x 2.72m)

A large 'L'shaped room comprising a four piece suite of a deep panelled bath, separate shower cubicle with mains shower, wash basin and WC, wood-effect vinyl flooring, UPVC double glazed window, extractor fan and radiator.

### OUTSIDE

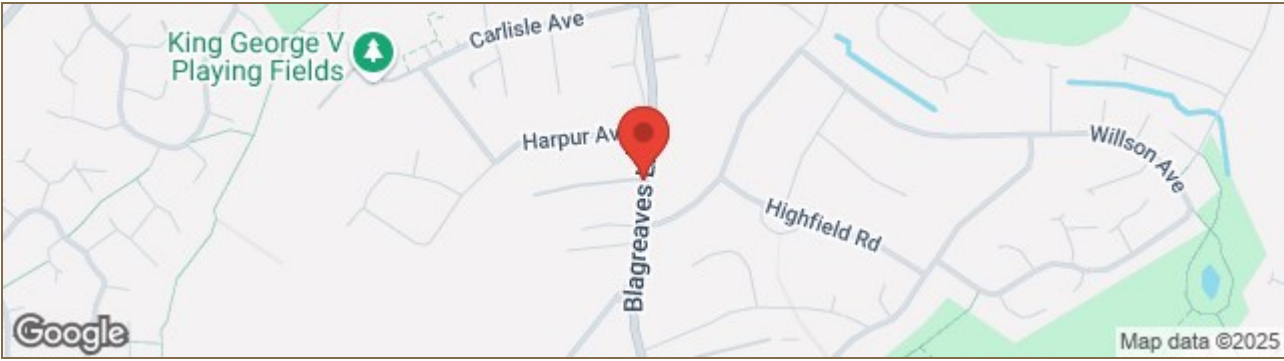
Externally the property occupies a generous mature plot having a wide frontage with two driveways and detached double garage. The rear garden is beautiful having paved patio, large expanse of lawn with mature bordering trees enjoying a south facing aspect.



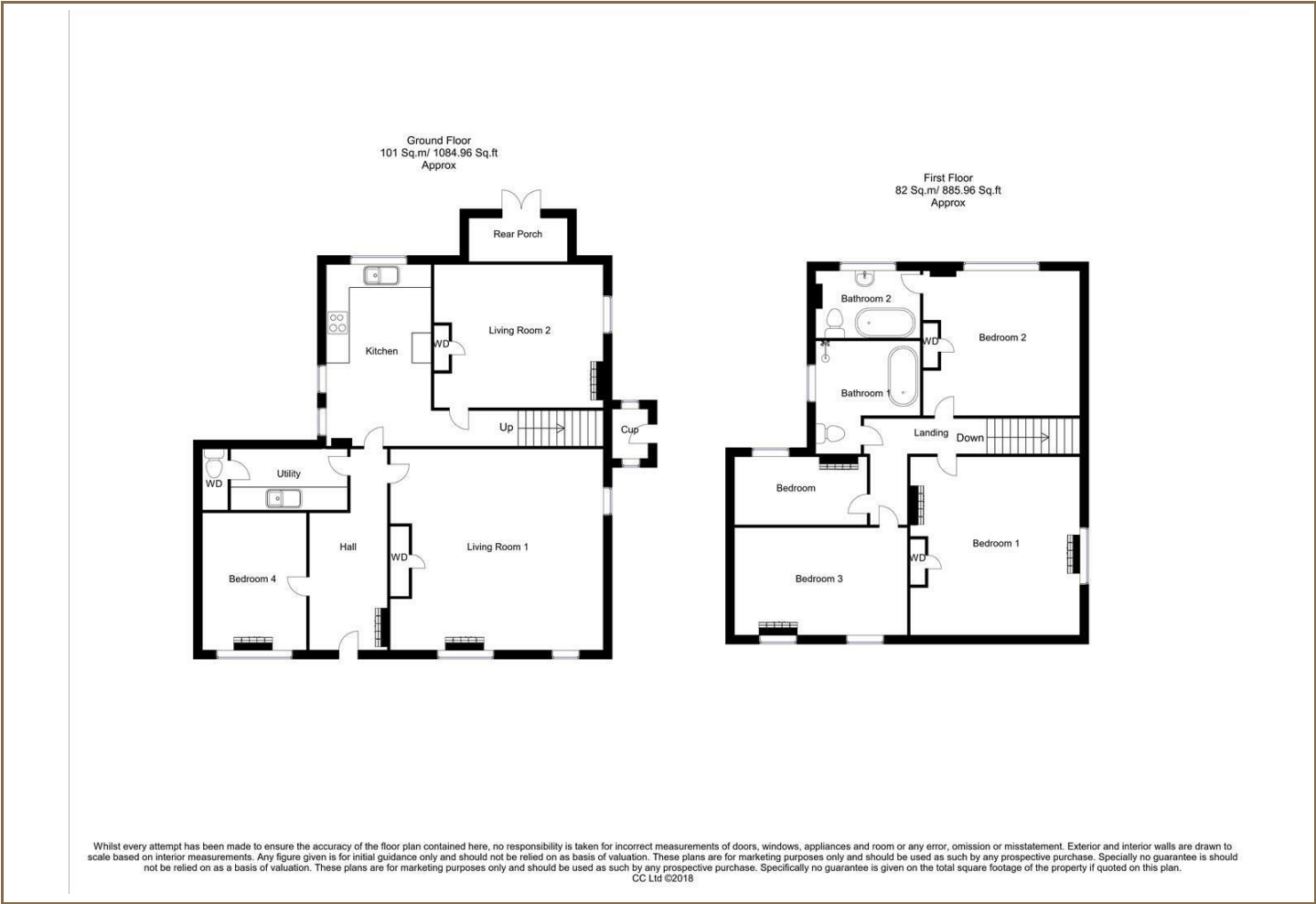




## Road Map



## Floor Plan

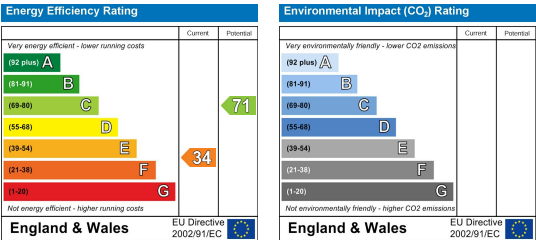


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Energy Efficiency Graph



[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)