

Dovestone Gardens, Littleover, Derby

CURRAN
BIRDS
+ CO



Dovestone Gardens, Derby, DE23 4EJ

Price £885,000



5



4

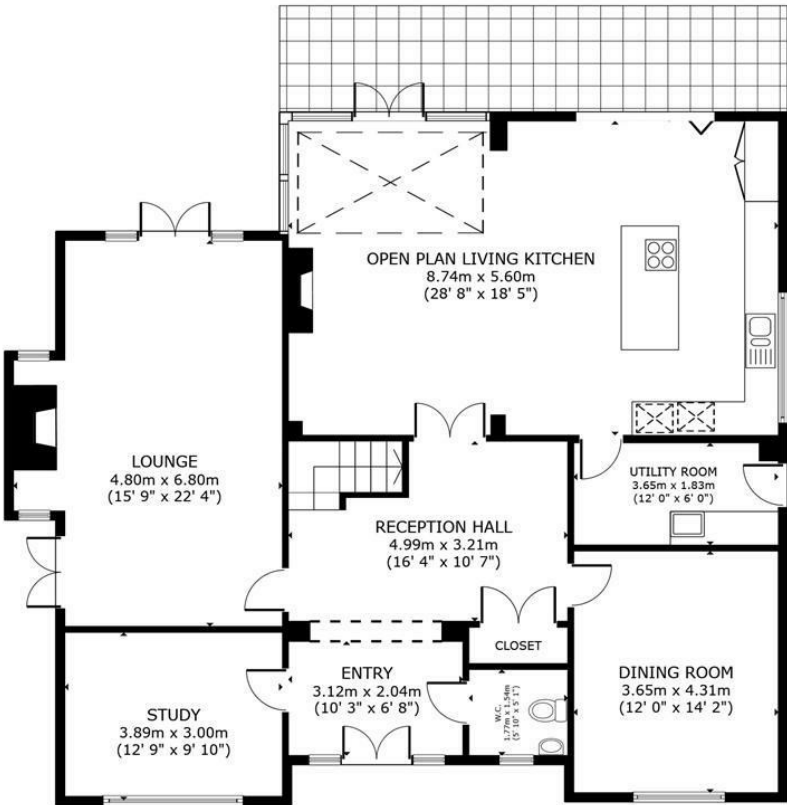


3

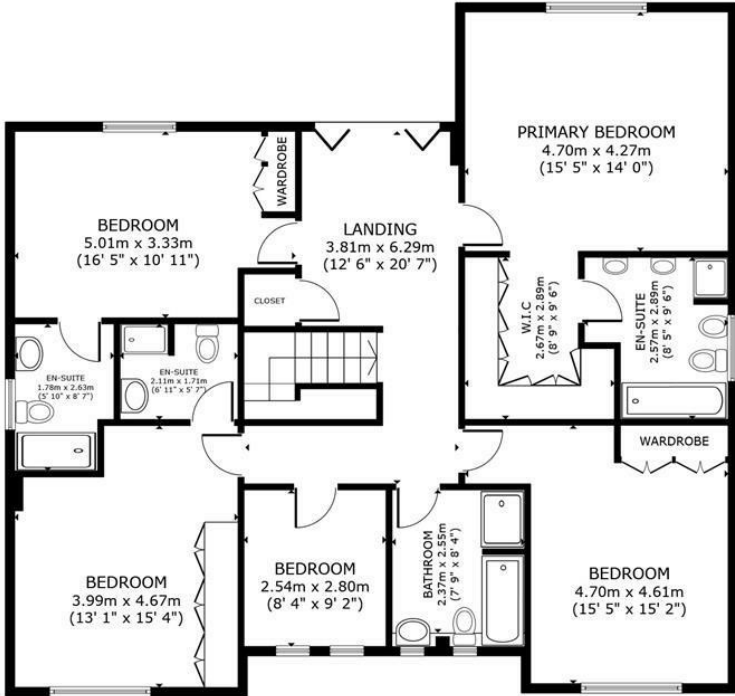


B

Floor Plan



GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 143.2 m² (1,541 sq.ft.) FLOOR 1 132.2 m² (1,423 sq.ft.)
 TOTAL : 275.4 m² (2,964 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT - A rarity on the market is this stunning detached five bedroom modern home, offering incredibly spacious and beautifully appointed living accommodation extending to over 2950 square feet, set within this exclusive and highly sought after cul-de-sac position. This superior detached home has been beautifully presented throughout and has been appointed to a quality specification and includes three en-suites and family bathroom and also has the benefit of a generous driveway, double detached garage and private landscaped rear gardens. The property is conveniently located within easy access of the Royal Derby Hospital and excellent amenities in both Littleover and Mickleover.

This property offers most spacious family sized living accommodation with generous room proportions that really have to be viewed to be fully appreciated. The property has the benefit of a BOSE in built speaker system throughout, alarm system, uPVC double glazing, gas central heating and in brief comprises: spacious reception hallway, downstairs wc, cloaks, spacious lounge, dining room, study, utility room and stunning 28ft open plan living dining kitchen with dining island with beautiful glass atrium. There is a most spacious galleried landing giving access to five well proportioned bedrooms, three well appointed en-suites and four piece family bathroom.

Outside, the property has a double width block paved driveway leading through to a double integral garage with remote control up and over door. There is a walled front garden, generous block paved driveway leading to a double detached garage with remote control electric door. There is a private landscaped enclosed rear garden with extensive paved patio area and area laid to lawn with well stocked shrubbed and mature tree borders offering an excellent level of privacy. The property also benefits from Colin Wood designed exterior feature lighting to the front, driveway and the enclosed rear garden.

- Superior Detached Family Home set in Exclusive Cul-de-Sac Position
- Spacious Accommodation with Over 2950 Square Feet
- Stunning 28ft Open Plan Living Dining Kitchen & Separate Utility Room
- Front Gardens, Driveway leading to Double Detached Garage
- Rarity on the Market - No Chain Involved
- Littleover School Catchment & Wren Park Primary School Catchment
- Reception Hall, WC, Dining Room, Study & Spacious Lounge
- Five Bedrooms, Three En-Suites & Family Bathroom
- Private Landscaped Enclosed Rear Garden
- Close to Excellent Amenities & The Royal Derby Hospital







LOCALITY & AMENITIES

The property occupies a convenient cul-de-sac location just a short stroll from the Royal Derby Hospital and excellent range of amenities in Littleover Village centre to include a supermarket, Post Office, petrol station and a further range of retail outlets and also just a short drive away from Mickleover Village Centre which also offers a good range of local amenities and there is swift access to the A38 and A50 leading to the M1 motorway and the main motorway network

Neighbourhood

The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from Wren Park Primary school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

Local Amenities

This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

GROUND FLOOR

Reception Hallway

Entrance through double opening wood panelled entrance doors into the reception hallway, two leaded double glazed side panel windows to the front elevation, alarm keypad and wall mounted alarm keypad, panic alarm. recessed BOSE in built speaker system, coving to ceiling, recessed halogen downlighters, smoke alarm, two central heating radiators, wall mounted heating control and oak panelled doors giving access through to the downstairs wc, lounge, study and dining room. There are also double opening oak glass panelled doors giving access to the living dining kitchen and staircase leading to the first floor landing.

Downstairs WC

Fitted with a two-piece white suite comprising low level WC with chrome push button flush, mini pedestal wash hand basin with hot and cold chrome taps, ceramic tiled splashback, ceramic tiled floor, central heating radiator and uPVC obscure double glazed window to the front elevation.

Cloaks Cupboard

Fitted with double opening doors, hanging rail and built in shelving

Study

12'9 x 9'10 (3.89m x 3.00m)

Fitted with TV point, telephone point, central heating radiator and uPVC double glazed window to the front elevation.

Dining Room

14'2 x 12'0 (4.32m x 3.66m)

Fitted with central heating radiator, TV point, coving to ceiling and uPVC double glazed window to the front elevation.

Spacious Lounge

22'4 x 15'9 maximum (6.81m x 4.80m maximum)

Beautiful Inglenook style fireplace with bare brick chimney breast and brick hearth housing a free standing coal effect gas fire and feature oak beam above. uPVC double glazed windows toe ach side of the fireplace. Two central heating radiators, telephone point, TV point, coving to ceiling, recessed LED downlighters and uPVC double glazed French doors to the side and uPVC double glazed French doors with matching side panel windows leading through to the rear garden.

Superb Open Plan Living Kitchen

28'8 x 18'5 (8.74m x 5.61m)

Kitchen Area

Fitted with a range of panelled wall, base and drawer units with brushed stainless steel handles and Corian work surface over, matching splashback, stainless steel one and a half bowl sink drainer unit with brushed stainless steel mixer tap, integrated Smeg electric double oven and grill, built-in warming drawer, integrated Neff dishwasher, integrated tall AEG fridge with freezer unit below, uPVC double glazed window to the side elevation, recessed LED downlighters and built-in timber shelving. Beautiful dining island which has the five ring stainless steel Smeg gas hob with Smeg electric recessed extractor unit. The dining island has panelled units with brushed stainless steel handles and breakfast bar area. There are aluminium double glazed bi-folding doors giving access to the rear garden and an oak panelled door giving access to the:

Living Area

Fitted with a beautiful feature glass fronted remote controlled gas fire with log effect and travertine shelf, There is a TV point, recessed LED downlighters, central heating radiator, grey wood grain effect ceramic tiled floor, feature glass atrium with tall uPVC double glazed windows to the rear and side elevations with an angular glass double glazed roof having galleried landing above plus uPVC double glazed doors opening out onto the rear garden.

Utility Room

12'0 x 6'0 (3.66m x 1.83m)

Fitted with panelled units with brushed stainless steel handles and Corrian effect work surface over, matching splashback, stainless steel sink with brushed stainless steel mixer tap, wall mounted central heating boiler concealed in cupboard, tall built-in storage cupboards, further Liebherr tall built-in fridge freezer and tall Fisher & Paykel stainless steel wine cooler, grey wood grain effect ceramic tiled floor, central heating radiator, wall mounted video intercom system and alarm keypad.

FIRST FLOOR

Spacious Galleried Landing

Having recessed LED downlighters, loft access, built-in filter system, smoke alarm, two central heating radiators, wall mounted heating control and folding oak glass panelled doors on the landing area which offers a view down into the kitchen living area and garden. Oak panelled doors provide access to all five bedrooms and bathroom.

Primary Bedroom Suite

15'5 x 14'0 (4.70m x 4.27m)

Fitted with two central heating radiators, TV point, recessed LED downlighters, uPVC double glazed window to the rear elevation,

Wardrobe Area

9'6 x 8'9 (2.90m x 2.67m)

Fitted with built-in wardrobe area with panelled wardrobes with white ceramic handles and oak panelled door providing access to:

Spacious En-Suite Bathroom

9'6 x 8'5 (2.90m x 2.57m)

fitted with a six-piece suite comprising panelled bath, low level WC, bidet, two pedestal wash and basins with ceramic tiled splashback and chrome mixer taps, wall mounted mirrored bathroom cabinets with lights above, double width shower with sliding glazed door and wall mounted mains fed shower with chrome shower attachment and Porcelanosa Travertine effect tiling. Porcelanosa tiled floor, Porcelanosa tiled splashbacks, extractor fan, recessed halogen downlighters, shaver point and uPVC obscure double glazed window to the side elevation

Bedroom Two

15'4 x 13'1 (4.67m x 3.99m)

Fitted with central heating radiator, uPVC double glazed window to the front elevation, built-in wardrobes the ceramic handles, two TV points and oak panelled door giving access through to the;

En-Suite Shower Room

6'11 x 5'7 (2.11m x 1.70m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin with chrome Monoblock mixer tap and double width shower with sliding door wall mounted chromed mains fed shower unit and ceramic tiled splashbacks. Porcelain tiled floor, central heating radiator, chrome shaver point, extractor fan and recessed LED downlighters.

Bedroom Three

16'5 x 10'11 (5.00m x 3.33m)

Fitted with central heating radiator, built-in triple wardrobe, uPVC double glazed window to the rear elevation and door to:

En-Suite Shower Room

8'7 x 5'10 (2.62m x 1.78m)

Fitted with a white three-piece suite comprising pedestal wash hand basin with chrome Monoblock mixer tap and tiled splashbacks, low level WC, double width shower with sliding glazed door, main fed chrome shower unit, tiled splashbacks, porcelain tiled floor, central heating radiator, shaver point, wall mounted bathroom cabinet, extractor fan, recessed LED downlighters and uPVC obscure double glazed window to the side elevation.

Bedroom Four

15'5 x 15'2 (4.70m x 4.62m)

Fitted with two built-in double wardrobes, TV point, central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Five

9'2 x 8'4 (2.79m x 2.54m)

Fitted with central heating radiator, TV point and two uPVC double glazed windows to the front elevation.

Family Bathroom

8'4 x 7'9 (2.54m x 2.36m)

Fitted with a white four-piece suite comprising concealed cistern low level WC with chrome push button flush, ceramic wash hand basin built into a white high gloss vanity unit with chrome Monoblock mixer tap, single width shower with Travertine effect porcelain tiled splashbacks, chrome mains fed shower unit and a Jacuzzi panelled bath with porcelain tiled splashbacks. Porcelain tiled floor, central heating radiator, shaver point, built-in Bose speaker system, extractor fan, recessed LED downlighters and two uPVC obscure double glazed windows to the front elevation.

OUTSIDE

Front Gardens

There is a decorative brick wall with brick pillars, intercom entry system and block paved steps leading down to a block paved pathway with lawned sections to either side, leading to the front of the property, planted with an array of decorative plants and shrubs.

Double Width Driveway

The driveway has decorative brick pillars to either side of the driveway and this has been wired for electric gates if desired. There is an extensive block paved driveway providing off road car standing for multiple vehicles this leads through to a the double detached garage. This driveway also has feature lighting and is planted with beautiful palm trees.

Double Detached Garage

Fitted with up and over remote controlled door and power and light.

Private Landscaped Rear Garden

To the rear of the property is an extremely private enclosed rear garden with a slate paved patio area, the garden is planted with an array of mature trees, plants and shrubs offering an excellent degree of privacy. The garden is enclosed by a fence panelled boundary and the property benefits from not being overlooked. There is an outside speaker system, outside lighting including feature coloured lighting in the planting beds, outside cold water tap and decorative metal gateway leading through to the double width driveway.

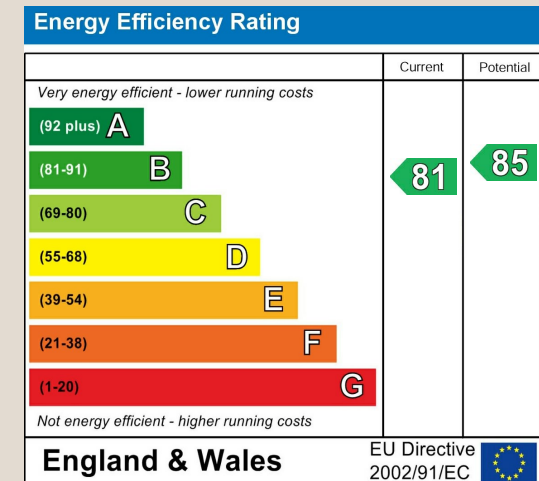
Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - G - Derby City Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

The Old Post Office Victoria Street, Derby, DE1 1EQ
 Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co