

Kings Drive, Littleover, Derby

CURRAN
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Kings Drive, Derby, DE23 6EY

Price £325,000



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Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 611 sq.ft, 57 m², FLOOR 2: 436 sq.ft, 40 m²
 TOTAL: 1047 sq.ft, 97 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





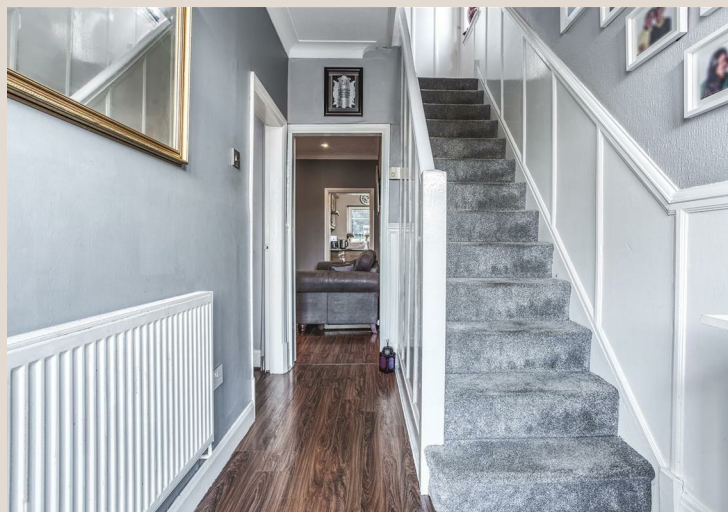


LITTLEOVER SCHOOL & WREN PARK PRIMARY SCHOOL CATCHMENT - An extended and well presented 1930's style semi-detached home, set within this highly convenient location just a short walk away from the Derby Royal Hospital and offering easy access to excellent amenities in both Littleover and Mickleover. This property has been extended with a ground floor extension into the rear of the property an extended open plan lounge dining room and kitchen.

The accommodation has the benefit of a combination boiler gas central heating system, double glazing and in brief the accommodation comprises entrance hallway, sitting room with bay window, extended open plan lounge dining room, dining kitchen and downstairs wc. The first floor landing leads to three bedrooms and bathroom.

The property has a driveway to the front, car port with gated access to the rear garden and detached garage. The generous rear garden has a patio area, generous lawned area, mature trees and is enclosed by a timber fence panelled boundary.

- Extended 1930's Semi-Detached Home
- Gas Central Heating & Double Glazing
- Extended Open Plan Lounge Dining Room
- Frontage, Driveway, Car Port and Detached Garage
- Wren Park Primary School Catchment
- Well Presented
- Entrance Hallway, Sitting Room, Kitchen & Downstairs WC
- Three Bedrooms & Bathroom
- Littleover School Catchment
- Close to the Royal Derby Hospital







LOCALITY & AMENITIES

Littleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including supermarket and a general range of shops and several public houses.

This property is located within a short walking distance from the Royal Derby Hospital.

There are good schools at primary and secondary level including being in the catchment area for Littleover Community School and Wren Park Primary School. Private education is also available at Derby High School and Derby Grammar School.

Leisure facilities include Mickleover Golf Course (a short distance from the property) and excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

12'9 x 6'1 (3.89m x 1.85m)

Entrance through uPVC double glazed doorway into the hallway with matching side panelled window. Feature wood panelling to the walls, wood effect laminate flooring, central heating radiator, coving to ceiling, smoke alarm, stairs giving access through to the first floor landing and doors giving access through to the sitting room and the lounge/dining room.

Sitting Room

14'0 into bay x 11'1 (4.27m into bay x 3.38m)

Fitted with a wall mounted electric picture framed style fireplace, coving to ceiling, central heating radiator, wood effect laminate flooring and uPVC double glazed bay window to the front elevation.

Extended Open Plan Lounge Dining Room

18'6 x 14'3 (5.64m x 4.34m)

Feature fireplace with Adams style fire surround, marble hearth and back plate, inset coal effect living flame gas fire, TV point, wood effect laminate flooring. Recessed LED downlighters, central heating radiator x2 and uPVC double glazed sliding patio doors giving access to the rear garden. Doorway giving access through to the:

Dining Kitchen

11'8 x 8'11 (3.56m x 2.72m)

Fitted with a range of oak fronted wall base and drawer units with brushed stainless steel handles, roll edged laminated granite effect work surfaces over, composite one and a half bowl sink drainer unit with chrome Monoblock mixer tap, integrated Electrolux stainless steel electric over, fire ring gas hob, glazed splashback and stainless steel extractor unit over plus mosaic glazed tiled splashbacks. Integrated dishwasher and space for a tall fridge freezer, recessed LED downlighters and ceramic tiled floor. Glass panelled door to the side pathway and inner lobby area with ceramic tiled floor, wall mounted chrome ladder style heated towel rail, uPVC obscure double glazed window to the side elevation and this gives doorway access to the:

Downstairs WC

Fitted with low level WC, wall mounted ceramic wash hand basin, ceramic tiled floor, partial ceramic tiling to the walls and uPVC obscure double glazed window to the side elevation.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

Feature wood panelled walls, uPVC obscure glazed window to the rear elevation, loft access and panelled doors giving access through to all three bedrooms and bathroom.

Primary Bedroom

14'0 into bay x 11'1 (4.27m into bay x 3.38m)

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

Bedroom Two

12'4 x 11'1 (3.76m x 3.38m)

Fitted with two double wardrobes built into the recess with storage cupboards above, central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

8'7 x 6'0 (2.62m x 1.83m)

Fitted with central heating radiator, wooden picture rail and uPVC double glazed window to the front elevation.

Bathroom

7'4 x 6'0 (2.24m x 1.83m)

Fitted with a white three-piece suite comprising a low level WC, pedestal wash hand basin with chrome Monoblock mixer tap, P-shaped bath with curved glass shower screen with a chrome mixer shower unit, mosaic tiled splashbacks and ceramic tiled floor. Monochrome ladder style heated towel rail and uPVC obscure double glazed window to the rear elevation.

OUTSIDE

Frontage & Driveway

To the front of the property there is a concrete single width driveway with additional paved potential parking area leading to a covered carport area which runs to the side of the property with timber gated access leading through to the rear garden.

Detached Single Garage

Double opening timber doors giving access to the single garage.

Enclosed Rear Garden

Pathway access leads through to the enclosed rear garden and this also provides access to a single detached garage. To the rear there is a paved patio area, generous area laid to lawn, the garden has a fence panelled boundary and is planted with an array of mature trees and shrubs.

Measured by Matterport

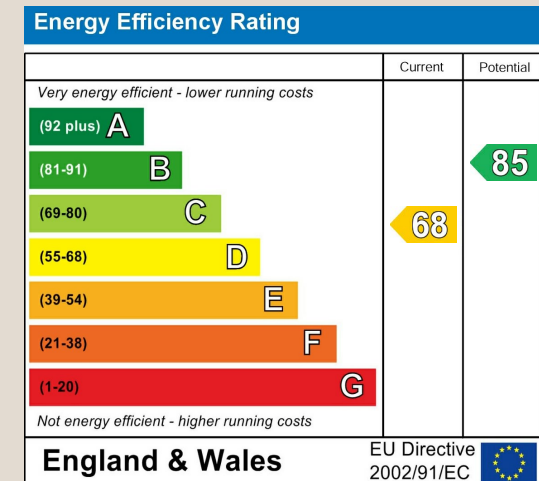
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - C

Band C - 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.

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