

# property details **approval form**

7 Somerton Close, Littleover, Derby, Derbyshire, England, DE23 3AZ

**Date:** 27 February 2024

**Property Ref and Version:** DBY118710 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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fixed price £340,000

Tenure: Freehold

## >> **key features**

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- > Detached Family Home
- > Three Bedrooms
- > Bathroom, Ensuite & Cloakroom
- > Driveway & Garage Parking
- > Council Tax Band D
- > NHBC Warranty Remaining
- > EPC Rating: B

## >> **short description**

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Opportunity to own this excellent detached family home, boasting generous and stylish accommodation, ample off-road parking, garage, and desirable location due to the nearby schooling and ease of access to the area's main connecting roads including the A38 & A50.

## >> **long description**

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Bagshaws Residential are proud to present to the market this exceptionally well-presented, modern three bedroom home. This detached property was built approximately three years ago on the popular Highfields Development in Heatherton Village, Littleover and provides ideally accommodation for families and professionals. The location, to the South of Derby, provides easy access to the A38 and A50 as well as some of the City's most sought-after schooling.

This modern three bedroom property comprises of an entrance hallway which takes you straight into the living room with bay-style window to the front, leading to the rear is bright and spacious kitchen diner cream glossy units, patio doors into the garden and doorway into the utility room and cloakroom in turn. The first floor landing connects the largest bedroom with its own dressing room and en suite shower room, a second double bedroom with fitted wardrobe, the third bedroom and the family bathroom.

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Externally there is a generous double driveway in front of the integrated single garage. To the rear is a fully enclosed garden laid to lawn with a small slabbed patio area for seating.

>> **directions**

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## >> **room description**

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### **Entrance Hall**

Doorway leading straight into the living accommodation

### **Living Room**

With modern wood-effect laminate flooring, radiator, TV/ media points, uPVC double glazed window to front, staircase to first floor and storage beneath

### **Kitchen Dining Room**

With wood-effect worktop, glossy cream base and wall units, stainless steel sink, gas hob, cooker hood over, built-in oven, integrated fridge/freezer and dishwasher, radiator and uPVC double glazed French doors into garden and doorway to the utility room.

### **Utility Room**

With wood-effect worktop, glossy cream base and wall units, space for plumbed under-counter appliance, radiator and uPVC double glazed doors into garden and doorway to the cloakroom.

### **Cloakroom**

Comprising of a white suite comprising WC, wash hand basin, radiator and extractor fan

### **Stairs & Landing**

Central landing connecting all bedrooms and bathroom, access to the loft

### **Bedroom One**

Double room with front aspect, dressing room leading to en suite, radiator

### **En Suite**

Comprising of a white suite WC, wash hand basin, double shower enclosure with glass sliding door, radiator

### **Bedroom Two**

Double sized bedroom with front aspect, radiator

### **Bedroom Three**

Single sized bedroom with rear aspect, radiator

### **Bathroom**

With a white suite comprising WC, wash hand basin, paneled bath with shower over, radiator

### **Exterior**

To the rear of the property is an enclosed lawned garden with small patio. To the front of the property is a double driveway in front of the integrated garage.

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## >> **property images**



**Your Bagshaws Residential office:** 32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG  
T 01332 361308 E Derby@bagshawsresidential.co.uk

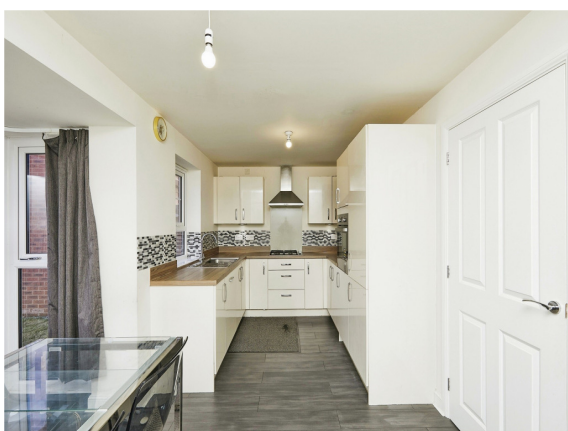
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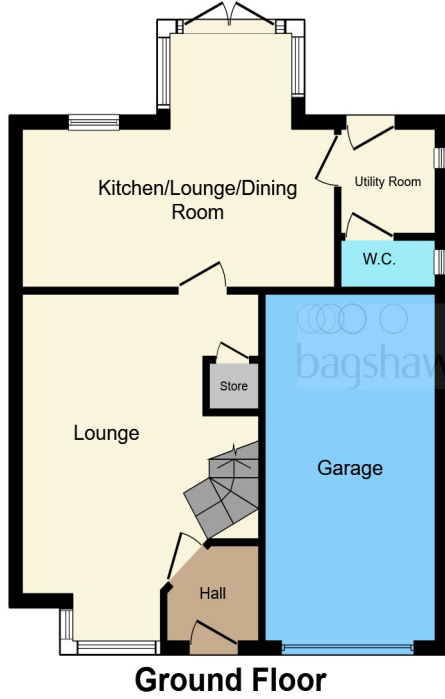
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## >> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

Signature

Date

	Signature	Date
<b>Terence Woodhouse</b>		
<b>Mr N. Kecheril Sasi</b>		

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