



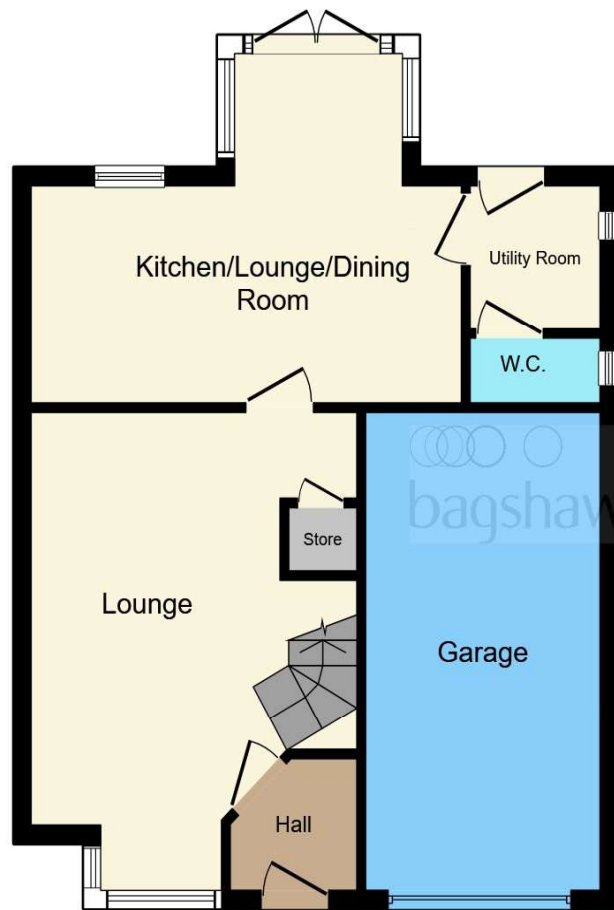
**Somerton Close, Littleover Derby DE23 3AZ**

**welcome to**

**Somerton Close, Littleover Derby**

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.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Living Room**
- Kitchen Dining Room**
- Utility Room**
- Cloakroom**
- Stairs & Landing**
- Bedroom One**
- En Suite**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Exterior**

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.

welcome to

## Somerton Close, Littleover Derby

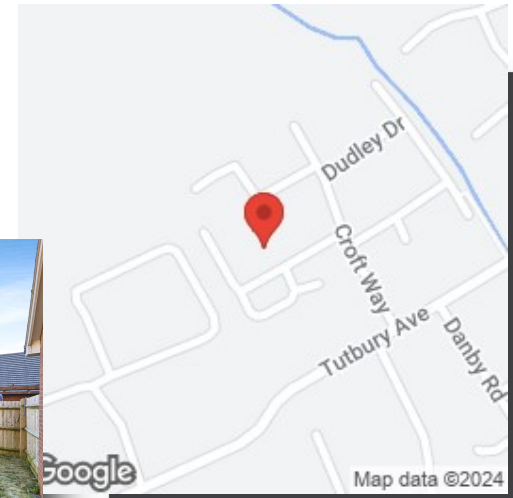
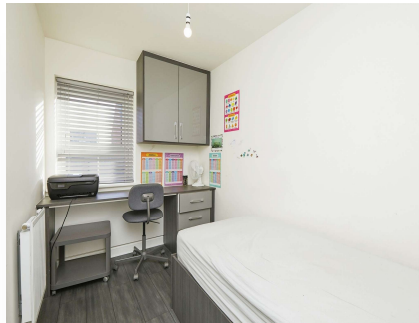
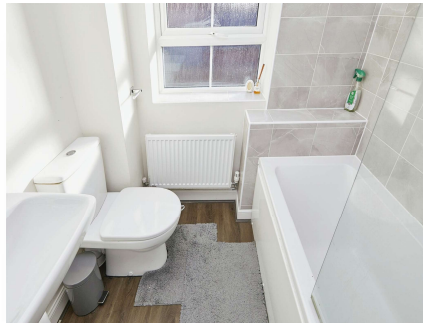
- Detached Family Home
- Three Bedrooms
- Bathroom, Ensuite & Cloakroom
- Driveway & Garage Parking
- Council Tax Band D

Tenure: Freehold EPC Rating: B

fixed price

**£325,000**

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. 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.



**view this property online** [bagshawsresidential.co.uk/Property/DBY118710](https://bagshawsresidential.co.uk/Property/DBY118710)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY118710 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)