

Hillsway, Littleover DERBY DE23 3DW

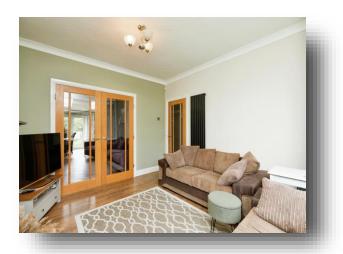


welcome to

Hillsway, Littleover DERBY

This wonderful three bedroom property offers the perfect blend of comfort, convenience, and outdoor space, making it an ideal choice for anyone looking to put down roots in Littleover.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hallway

Dining Room

13' 6" into bay x 12' 5" (4.11m into bay x 3.78m)

Living/Kitchen/Diner

23' 11" Longest point x 23' 4" Widest point (7.29m Longest point x 7.11m Widest point)

Utility Room

Bedroom 1

13' into bay x 11' 3" (3.96m into bay x 3.43m)

Bedroom 2

13' x 9' 7" (3.96m x 2.92m)

Bedroom 3

8' into bay x 8' 3" (2.44m into bay x 2.51m)

Bathroom

Garage

welcome to

Hillsway, Littleover DERBY

- 3 Bedroom Semi Detached House In Littleover
- Garage and Private Driveway
- Front and Rear Gardens
- Close to Royal Derby Hospital
- Council Tax Band C

Tenure: Freehold EPC Rating: D

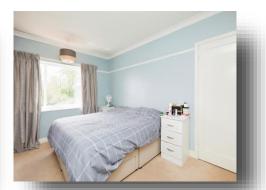
£315,000

Welcome to this delightful three-bedroom semi-detached house, perfectly situated in the heart of Littleover, close to excellent schools, shops, Royal Derby Hospital, and great transport links. This ideal home is perfect for first-time buyers or families looking for a comfortable and convenient place to live.

As you step inside, you'll be greeted by a spacious hallway with stairs leading to the upstairs and doors to the various rooms. The cosy lounge boasts a charming fireplace and a beautiful bay window and seamlessly connects to the living/kitchen diner, which offers ample space for a large dining table and features patio doors that lead out to the lovely back garden. The kitchen is well-equipped with an abundance of cabinets, integrated appliances, including an oven, hob, and extractor fan, as well as a breakfast bar and a window overlooking the rear garden. A convenient side door provides access to the garden and utility room.

Upstairs, you'll find three generously sized bedrooms, with two being double-sized, all of which share a modern and spacious bathroom featuring grey tiles, a bath, overhead shower, sink, and toilet.







Derby High Primary Map data @2024

Please note the marker reflects the postcode not the actual property

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Property Ref: DBY119179 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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.

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