



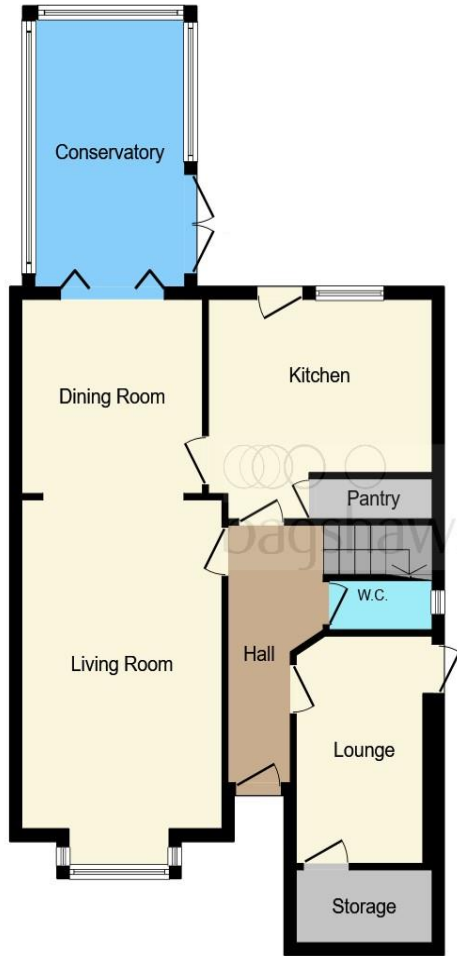
Verbena Drive, Littleover Derby DE23 2HS

welcome to

Verbena Drive, Littleover Derby

Well-presented, detached family home in a sought-after part of Littleover, offering four bedrooms, three reception rooms, ample off-road parking. This wonderful home would suit families and professionals due to its close proximity to schooling, transport links and useful amenities.





Ground Floor



First Floor

Entrance Hallway

Cloakroom

Living Room

14' 4" x 11' 5" (4.37m x 3.48m)

Dining Room

9' 11" x 10' 3" (3.02m x 3.12m)

Conservatory

14' 3" x 9' 5" (4.34m x 2.87m)

Kitchen

13' 1" x 11' 8" (3.99m x 3.56m)

Lounge

12' 1" x 7' 9" (3.68m x 2.36m)

Storage

Landing

Bedroom One

11' 1" x 11' 3" (3.38m x 3.43m)

En-Suite

Bedroom Two

12' 5" x 9' 8" (3.78m x 2.95m)

Bedroom Three

7' 10" x 8' 11" (2.39m x 2.72m)

Bedroom Four

8' 10" x 7' (2.69m x 2.13m)

Shower Room

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

welcome to

Verbena Drive, Littleover Derby

- Four Bedroom Detached Home
- Three Reception Rooms
- En-Suite to Main Bedroom
- Ample Off-Road Parking
- Sought-After Area within Littleover

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£350,000

Situated in a quiet cul-de-sac location in Littleover, just off Stenson Road, this lovely family home is offered for sale. The property is situated close to lovely countryside yet well connected for access into the City Centre and for use of transport links around the wider area including Derby's inner ring road providing access onto several retail parks, the A38, Rolls Royce and A50.

Internally this well-presented home comprises of; a central entrance hall with staircase to first floor, guest cloakroom, bay-fronted living room with opening through to the dining room at the rear of the house leading through to the generous conservatory, another front reception room with external door and access into convenient storage, a generous kitchen with pantry cupboard off. The first floor comprises of a central landing with airing cupboard off an doors leading to our well-balanced bedrooms, the largest with an en suite shower room. The first floor is completed with the family shower room.

Externally to the front there is generous driveway for multiple vehicles, with a low maintenance garden to the rear offering generous patio space for hosting and enjoying the fairer months.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119403 - 0003

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