

Ludlow Road, Littleover, Derby, DE23 3AH



# welcome to

# Ludlow Road, Littleover Derby

Bagshaws Residential are delighted to welcome to the market this lovely detached family home built by Barratt Homes in 2019 in the sought after Highfields development located on the edge of Littleover and Heatherton Village.















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

### Kitchen

15' longest point extending to x 17' 1" widest point ( 4.57m longest point extending to x 5.21m widest point )

**Lounge** 16' x 10' 9" ( 4.88m x 3.28m )

**Utility Room** 5' 9" x 5' 7" ( 1.75m x 1.70m )

Cloakroom

**Stairs & Landing** 

**Bedroom One** 13' 2" x 13' 7" ( 4.01m x 4.14m )

## **En Suite**

**Bedroom Two** 13' x 8' 10" ( 3.96m x 2.69m )

**Bedroom Three** 9' 7" x 9' 5" ( 2.92m x 2.87m )

**Bedroom Four** 11' 6" x 10' 4" ( 3.51m x 3.15m )

## Bathroom

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- Modern Four Bedroom Detached Home
- Open Plan Dining Kitchen, Utility & WC
- Contemporary Bathroom & En-Suite
- Double Width Driveway and Single Garage
- Council Tax Band E

Tenure: Freehold EPC Rating: B

# £440,000

Bagshaws Residential are delighted to welcome to the market this lovely detached family home built by Barratt Homes in 2019 in the sought after Highfields development located on the edge of Littleover and Heatherton Village. Internally the property is well presented throughout with stylish contemporary fittings and superb open plan dining kitchen with box style bay at the rear with french doors giving access to the delightful south facing garden.

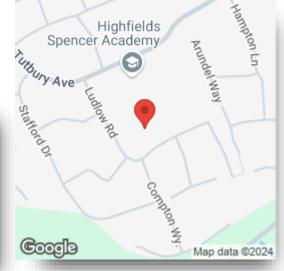
The accommodation briefly comprises: entrance hallway, living room with bay window, open plan dining kitchen with bay window, separate utility room and downstairs WC. The first floor landing gives access to four well proportioned bedrooms and contemporary bathroom with the master bedroom boasting a contemporary en-suite shower room.

Outside, there is a double width driveway leading to a single integral garage. To the rear, the delightful south facing garden is mainly laid to lawn with generous paved patio, perfect for alfresco dining.









Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: DBY119476 - 0003 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.

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