



Queens Drive, Littleover Derby DE23 6DT

welcome to

Queens Drive, Littleover Derby

This stunning 3-bedroom semi-detached home on Queens Drive, Littleover, offers modern living at its finest. Boasting an open-plan extended kitchen/dining area, a spacious rear garden with pergola, a stylish lounge, and a luxury four-piece bathroom, it's the perfect family home.





Ground Floor



First Floor

About The Area

Lounge

13' 1" MAX x 11' 3" MAX (3.99m MAX x 3.43m MAX)

Kitchen/ Diner/ Living Room

25' 2" MAX x 17' 5" MAX (7.67m MAX x 5.31m MAX)

Utility

7' 5" MAX x 7' 1" MAX (2.26m MAX x 2.16m MAX)

W.C

5' 6" MAX x 2' 6" MAX (1.68m MAX x 0.76m MAX)

Bedroom 1

14' 3" MAX x 11' 2" MAX (4.34m MAX x 3.40m MAX)

Bedroom 2

11' 4" MAX x 11' 2" MAX (3.45m MAX x 3.40m MAX)

Bedroom 3

8' 4" MAX x 7' 3" MAX (2.54m MAX x 2.21m MAX)

Bathroom

7' 7" MAX x 7' 3" MAX (2.31m MAX x 2.21m MAX)

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

Queens Drive, Littleover Derby

- Three-bedroom semi-detached property in Littleover.
- Large front driveway for 2+ cars.
- Stylish lounge with bay window and plantation shutters.
- Stunning extended open-plan kitchen/dining/living area.
- Bi-fold doors and lantern ceiling overlooking the rear garden.

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119995](https://www.bagshawsresidential.co.uk/Property/DBY119995)



Property Ref:
DBY119995 - 0004

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



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



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