



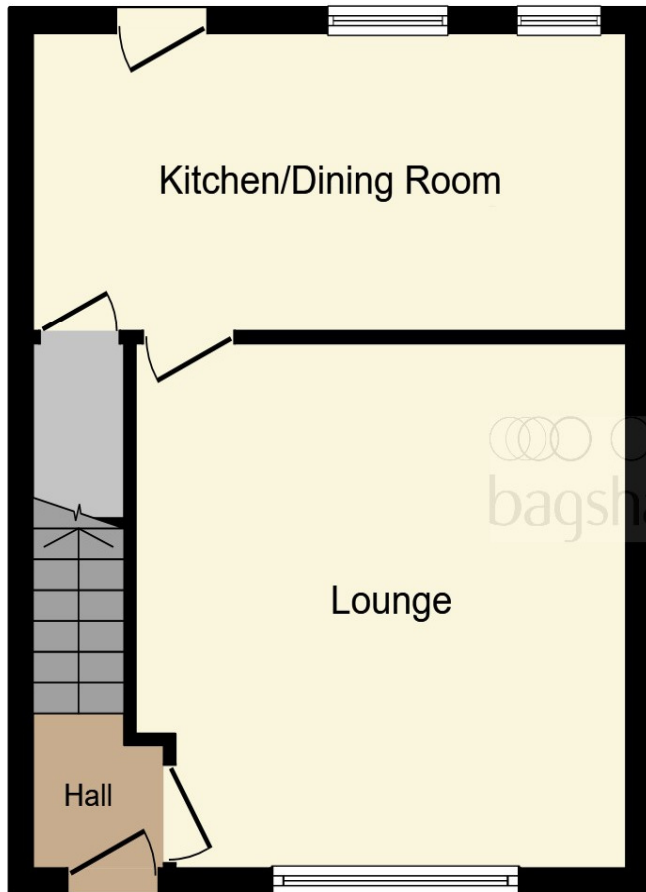
Bretby Square, Littleover Derby DE23 2PF

welcome to

Bretby Square, Littleover Derby

A well-presented three-bedroom mid-terraced home on Bretby Square, Derby. With a spacious driveway, modern kitchen diner with garden access, and comfortable living space, this property is ideal for families. Upstairs features two doubles, a single, bathroom, and separate WC.





Ground Floor



First Floor

Entrance Hall

5' 2" MAX x 3' 11" MAX (1.57m MAX x 1.19m MAX)

Lounge

14' 1" MAX x 13' 11" MAX (4.29m MAX x 4.24m MAX)

Kitchen/Diner

17' 1" MAX x 8' 1" MAX (5.21m MAX x 2.46m MAX)

First Floor Landing

7' 5" MAX x 6' 10" MAX (2.26m MAX x 2.08m MAX)

Bedroom One

12' 5" MAX x 12' MAX (3.78m MAX x 3.66m MAX)

Bedroom Two

13' 3" MAX x 7' 11" MAX (4.04m MAX x 2.41m MAX)

Bedroom Three

9' 7" MAX x 8' 10" MAX (2.92m MAX x 2.69m MAX)

Bathroom

5' 6" MAX x 4' 11" MAX (1.68m MAX x 1.50m MAX)

Separate Wc

4' 6" MAX x 2' 5" MAX (1.37m MAX x 0.74m 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

Bretby Square, Littleover Derby

- Three bedrooms, including two doubles
- Modern kitchen diner with access to the garden
- Spacious lounge with large front window
- Bathroom and separate WC on the first floor
- Large driveway providing off-road parking

Tenure: Freehold EPC Rating: C

£190,000

Located in the popular Bretby Square area of Derby, this charming three-bedroom mid-terraced home offers plenty of living space and modern conveniences, making it an excellent choice for families or first-time buyers. The property features a large driveway to the front, providing ample off-road parking. Entering through the hallway, you'll find the inviting lounge to your right, with a large window that floods the room with natural light. The lounge provides a cozy space for relaxation and is ideal for family living.

To the rear of the property, the modern kitchen diner boasts ample wall and base units, providing plenty of storage and workspace. There is also space for a dining table, making it perfect for family meals or entertaining. From the kitchen, you have direct access to the garden, which is ideal for outdoor enjoyment. The garden includes a patio area, a large gravel section, and access to a handy outbuilding that provides extra storage.

Upstairs, the property offers a double bedroom to the front, a traditional single bedroom with a built-in storage cupboard, and another double bedroom to the rear. The layout ensures flexibility, making the space suitable for a variety of needs. The bathroom and separate WC are also located on the first floor, providing practical living arrangements.

The property is conveniently situated in a residential area with easy access to local amenities, schools, and transport links.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY120298 - 0003

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