



Swanmore Road, Littleover Derby DE23 3SD

welcome to

Swanmore Road, Littleover Derby

This beautifully presented extended detached home is located in the sought after area of Littleover and would make a great family home. The property features three reception rooms, four double bedrooms, parking for multiple vehicles and delightful rear garden.



Entrance Hallway

UPVC entrance door to side, useful understairs storage cupboard, stairs leading to the first floor and doors leading to;

Lounge

16' 4" x 11' 9" (4.98m x 3.58m)

UPVC window to front, feature fireplace with living flame gas fire, radiator and door leading to;

Family Room

15' 9" x 8' 5" (4.80m x 2.57m)

UPVC window to front and radiator.

Dining Room

9' 11" x 8' 6" (3.02m x 2.59m)

UPVC window to rear and radiator.

Kitchen/dining Room

18' 7" x 11' 9" (5.66m x 3.58m)

Fitted with a range of matching wall and base units, working surfaces, ceramic sink and drainer unit with mixer taps, space for duel fuel range cooker with extractor hood over, space and plumbing for dishwasher, complementary tiling to walls, useful appliance space, lino flooring and opening to the dining room with radiator, UPVC window to the rear, UPVC French doors leading to the rear garden and door leading to;

Utility Store

8' 2" x 8' 2" (2.49m x 2.49m)

Used as a storage area with door leading to;

Utility Room

8' x 7' 1" (2.44m x 2.16m)

Fitted with a range of matching wall and base units, rolled edge working surface, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, complementary tiling to walls, UPVC window and door leading to the rear garden.

Cycle Store

8' 1" x 7' 9" (2.46m x 2.36m)

Useful cycle storage room having power and light.

Shower Room

Fitted with fully tiled cubicle with electric shower, pedestal wash hand basin, low level wc, complementary tiling to walls, wall mounted heated towel rail and obscure UPVC window to side.

First Floor Galleried Landing

UPVC window to side, useful attic access and doors leading to;

Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)

UPVC window to front and radiator.

Bedroom Two

13' 5" x 9' 10" (4.09m x 3.00m)

UPVC window to front and radiator.

Bedroom Three

10' 1" x 9' 10" (3.07m x 3.00m)

UPVC window to rear and radiator.

Bedroom Four

10' 1" x 9' 10" (3.07m x 3.00m)

UPVC window to rear and radiator.

Family Bathroom

Fitted with a white suite comprising panelled bath, low level wc, pedestal wash hand basin, complementary tiling to walls, wall mounted heated towel rail and obscure UPVC window to side.

Outside

To the front of the property there is a tarmac driveway which provides off road parking for multiple vehicles with a side drive providing extra space and access to the cycle store. There is a wall mounted electric vehicle car charging point. To the rear there is a generous garden which is mainly laid to lawn and features raised seating area with artificial lawn, shingle and shrub borders and is enclosed by timber fencing.



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welcome to

Swanmore Road, Littleover Derby

- Extended Detached
- Kitchen Diner and Utility Room
- Three Reception Rooms
- Four Double Bedrooms
- Family Bathroom and Separate Shower Room

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108033 - 0005

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