



Bretby Square, Littleover Derby DE23 2PF

welcome to

Bretby Square, Littleover Derby

This property comprises of an entrance hallway, spacious lounge, modern kitchen/diner, three sizeable, double bedrooms and a bathroom. Externally there is a brick paved driveway to the front of the property for multiple vehicles, a shared alleyway with a gate to the private and enclosed garden.



Entrance Hallway

3' 1" x 4' 2" narrowing to 2' 6" (0.94m x 1.27m narrowing to 0.76m)

Gaining access to the property through the entrance door there is carpeted flooring, a door leading to the lounge and stairs leading to the first floor.

Lounge

14' x 13' 7" (4.27m x 4.14m)

With a window to the front elevation, carpeted flooring, central heating radiator and a door leading to the kitchen/diner.

Kitchen/Diner

17' 2" x 8' 1" (5.23m x 2.46m)

With a window to the rear elevation, tiled flooring, fitted kitchen comprising of a sink set in a base unit, further base, wall and drawer units, integrated oven, electric hob, cooker hood, integrated dishwasher, fitted wine cooler and a door leading to the rear garden.

Landing

12' 2" x 7' 3" (3.71m x 2.21m)

With carpeted flooring and doors leading to the bathroom and bedrooms.

Master Bedroom

13' 4" x 12' 1" (4.06m x 3.68m)

With a window to the rear elevation, fitted wardrobes, central heating radiator, carpeted flooring.

Bedroom Two

13' 4" x 7' 7" (4.06m x 2.31m)

With a window to the front elevation, fitted wardrobes, combi boiler, central heating radiator, carpeted flooring.

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m)

Window to the front elevation, storage cupboard, over stairs bulk, central heating radiator.

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

Low level w/c, wash hand basin, frosted window to the rear elevation, bath, fitted aluminium heated towel rail.

External

Externally there is a brick paved driveway to the front of the property suitable for multiple vehicles, a shared alleyway with a gate to the private and enclosed rear garden. The rear garden consists of a paved walkway, with laid-to-lawn astroturf in the centre leading to a wooden, raised patio area, with an external shed.



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welcome to

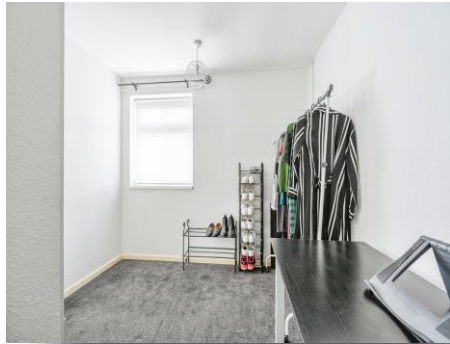
Bretby Square, Littleover Derby

- COUNCIL TAX BAND: A
- Sizeable lounge
- Modern kitchen/diner
- Three well-maintained double bedrooms
- Driveway for multiple vehicles

Tenure: Freehold EPC Rating: C

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108428 - 0007

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