



**Hopton Drive, Littleover Derby DE23 3AE**

**welcome to**

**Hopton Drive, Littleover Derby**

Bagshaws are pleased to bring to market this two-bed, semi-detached property in Littleover.

This property consists of an entrance hallway, downstairs w/c, lounge, kitchen, landing, two double bedrooms and a bathroom.



### **Entrance Hallway**

11' 7" x 7' 7" ( 3.53m x 2.31m )

Gaining access to the property through the entrance doorway, there is laminate flooring, central heating radiator, doors leading to the kitchen, lounge and downstairs w/c.

### **W/C**

4' 9" x 2' 6" ( 1.45m x 0.76m )

With a window to the side elevation, central heating radiator, low level w/c, corner wash hand basin with complementary splashback tileage.

### **Kitchen**

22' 4" x 6' 2" ( 6.81m x 1.88m )

With a window to the front elevation, central heating radiator, tiled flooring, fitted kitchen comprising of a stainless steel sink set in a base unit, further base, wall and drawer units, integrated oven, gas hob, cooker hood, integrated appliances.

### **Lounge**

14' 3" x 10' 8" ( 4.34m x 3.25m )

With a window to the rear elevation, carpeted flooring, central heating radiator, storage cupboard.

### **Landing**

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

### **Master Bedroom**

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

With a window to the front elevation, central heating radiator and a storage cupboard.

### **Bedroom Two**

11' 2" x 7' 4" ( 3.40m x 2.24m )

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

### **Bathroom**

6' 4" x 6' 3" ( 1.93m x 1.91m )

Frosted window to the rear elevation, tiled flooring, low level w/c, wash hand basin, bath with overhead attachments, partial complementary tileage.

### **External**

To the front of the property there is a tarmac driveway suitable for multiple vehicles and a gate leading to the rear garden.

To the rear of the property there is a private and enclosed garden with a patio area leading to the well-maintained laid-to-lawn garden and the garden shed.



**view this property online** [bagshawsresidential.co.uk/Property/MVR108354](http://bagshawsresidential.co.uk/Property/MVR108354)





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## Hopton Drive, Littleover Derby

- Driveway for multiple vehicles
- Two double bedrooms
- Downstairs w/c and family bathroom
- Spacious lounge
- Private and enclosed rear garden

Tenure: Freehold EPC Rating: B

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108354 - 0005

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bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



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