



Compton Way, Littleover DERBY DE23 3XF

welcome to

Compton Way, Littleover DERBY

A MUST SEE PROPERTY! An immaculately presented, detached family home with fantastic accommodation comprising of a hallway, lounge, kitchen diner, ground floor w/c, three bedrooms, master ensuite, family bathroom, garage, driveway, front & rear gardens!



Entrance Hallway

Entering the property through the front door leads you into the hallway with stairs rising to the first floor, doors to the ground floor w/c, lounge and kitchen diner.

Lounge

16' 2" x 10' 3" (4.93m x 3.12m)

The lounge has carpeted flooring, double glazed windows to the front and side elevation, television aerial point and radiator.

Dining Room

13' 1" x 8' 2" (3.99m x 2.49m)

The dining room has french doors leading out to the garden, with double glazed windows either side, and double glazed windows to the side elevation.

Kitchen

17' 3" x 7' 2" (5.26m x 2.18m)

The kitchen has a modern range of wall and base units with roll edge work surfaces over, integrated electric oven with four ring gas hob and overhead cooker hood, integrated dishwasher, ceramic 1.5 bowl sink and drainer, integrated fridge freezer, a radiator, a double glazed window to the side elevation, and wood-effect flooring flowing nicely through to the dining area. With an external door allowing access to the driveway and garage.

Landing

The landing has stairs rising from the ground floor, carpeted flooring, doors to all bedroom and family bathroom.

Master Bedroom

12' 8" x 11' 10" (3.86m x 3.61m)

Bedroom one has fitted wardrobes with a mirrored door, two double glazed windows to the front elevation and one to the side elevation, carpeted flooring, radiator and door to the ensuite.

Ensuite

The ensuite has a three piece suite comprising low level w/c, wash hand basin with tiled splashback,

inset shower cubicle with shower over and sliding door and a frosted double glazed window.

Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

Bedroom two has two double glazed windows to the front elevation, a double glazed window to the side elevation, carpeted flooring and radiator.

Bedroom Three

7' 3" x 6' 9" (2.21m x 2.06m)

Bedroom three has a double glazed window to the side elevation, carpeted flooring and radiator.

Family Bathroom

The bathroom has a three piece suite comprising low level w/c, wash hand basin, and bath with mixer taps and overhead shower. With splash back tiles, wood-effect flooring and a radiator.

Outside

To the rear elevation there is a tandem driveway with access to the garage and side gated access to the rear garden.

To the side is a private enclosed garden which has been beautifully maintained with a patio seating area, well-kept lawn, raised flower borders filled with well-stocked and established flowers/plants and is fenced and enclosed to boundaries.



view this property online [bagshawsresidential.co.uk/Property/MVR108732](https://www.bagshawsresidential.co.uk/Property/MVR108732)



welcome to

Compton Way, Littleover DERBY

- THREE BED DETACHED FAMILY HOME
- CORNER PLOT POSITION
- KITCHEN DINER AND LOUNGE
- CLOAKROOM, BATHROOM AND MASTER ENSUITE
- GARAGE AND DRIVEWAY WITH EV CHARGER

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£300,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108732



Property Ref:
MVR108732 - 0006

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 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk