

# property details **approval form**

64 Briarwood Way, Littleover, Derby, Derbyshire, England, DE23 2TA

**Date:** 17 March 2025

**Property Ref and Version:** MVR108640 - 0005

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers over £350,000

Tenure: Freehold

## >> **key features**

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- > THREE BEDROOM DETACHED HOME
- > PRIVATE FRONT AND SECLUDED REAR GARDEN
- > KITCHEN, DINING ROOM AND CONSERVATORY
- > CLOSE TO LOCAL AMENITIES
- > DRIVEWAY AND GARAGE
- > POPULAR RESIDENTIAL LOCATION
- > COUNCIL TAX BAND D
- > EPC Rating: C

## >> **short description**

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A great opportunity has arisen to acquire this, three bedroom detached house in Littleover, comprising of an entrance hallway, lounge, dining room, kitchen, utility, conservatory, three bedrooms, a shower room, a bathroom, front and rear garden, driveway and garage.

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## >> **long description**

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Bagshaws Residential are delighted to bring to the market this delightful three bedroom detached family home, located in the quiet, highly sought-after area of Littleover.

The property is well located for access to local amenities such as pubs/eateries, shops, dental practices, nurseries, primary and secondary schools and local businesses. It also provides excellent access to public transport.

Boasting plentiful accommodation, Briarwood Way internally comprises of an entrance hallway, lounge, dining room, kitchen, shower room, conservatory, three bedrooms and a family bathroom. Externally, Briarwood offers a driveway, providing off-road parking for multiple vehicles, a garage to the side and a front and rear garden.

Ideal for first time buyers, investors and families. An internal viewing is essential to fully appreciate the accommodation on offer. Call us now to avoid missing out!

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## >> room description

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### **Entrance Hall**

Upon entry through the front door, the entrance hallway provides access to the dining room, living room and stairs to the first floor, Fitted with carpeted flooring and a frosted double-glazed window to the front.

### **Lounge**

15' 11" x 9' 8" ( 4.85m x 2.95m )

Cosy lounge area, fitted with carpeted flooring, a gas fireplace, a radiator, connecting french doors to the conservatory, a double-glazed windows to the front and includes the curtains/curtain poles, carpet and blinds.

### **Dining Room**

13' 8" x 11' 8" ( 4.17m x 3.56m )

Reception room, currently used as a dining room but has the versatility to provide a multitude of alternative uses depending on your needs. With carpeted flooring a double glazed window to the front, a radiator and a storage cupboard that is fitted underneath the stairs. With a connecting door to an internal vestibule. The curtains/curtain pole and carpet are included.

### **Kitchen**

8' 5" x 9' 1" ( 2.57m x 2.77m )

Fitted kitchen comprising of a range of matching wall, base and drawer units with an integrated induction hob and overhead hood extractor, built-in oven microwave, one and a half stainless steel bowl and sink. Usefully there is underfloor heating, fitted with tiled flooring, splashback tiling and a double-glazed window to the rear. The blinds are included.

### **Conservatory**

11' 1" x 13' 7" ( 3.38m x 4.14m )

Light-filled Conservatory, offering a seamless transition between the home and garden, With large windows, this versatile space is perfect for relaxing and entertaining. The blinds are included.

### **Internal Vestibule**

Internal vestibule allowing access to the dining room, kitchen and shower room.

### **Shower Room**

Comprising of a low level w/c, wash-hand basin cabinet and a shower. with tiled flooring, part-tiled walls and a double-glazed window to the side of the property.

### **Landing**

First floor landing giving access to all three bedrooms and the bathroom. With carpeted flooring and access to the loft. The carpet is included.

### **Bedroom One**

15' 11" x 9' 8" ( 4.85m x 2.95m )

Double bedroom with carpeted flooring, a double-glazed window to the side elevations and a radiator. The curtains/curtain pole and carpet are included.

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### **Bedroom Two**

11' 7" x 6' 4" ( 3.53m x 1.93m )

Single bedroom with carpeted flooring, a double-glazed window to the side, a radiator, storage cupboards and fitted wardrobes. The curtains/curtain pole and carpet are included.

### **Bedroom Three**

8' 2" x 8' 7" ( 2.49m x 2.62m )

Single bedroom fitted with carpeted flooring, a double-glazed window to the rear, a radiator and fitted wardrobes. The curtains/curtain pole and carpet are included.

### **Bathroom**

Three piece suite comprising of a low-level w/c, wash-hand basin and a bath. Fitted with tiled flooring, part-tiled walls, a towel radiator and a double-glazed window to the rear.

### **Outside**

Externally, to the front of the property, the garden is laid-to-lawn, mature trees to the side which follows into the rear garden, with a brick paved pathway and driveway. Usefully there is private off-road parking for multiple vehicles and a detached garage with a remote electronic garage door. To the rear of the property brick paving is followed through, partially laid-to-lawn, beautifully secluded by mature trees and shrubbery. The garden boasts a charming pond, offering a unique aspect to the garden.

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## >> **property images**



**Your Bagshaws Residential office:** 14 The Square, Mickleover, DERBY, Derbyshire, DE3 0DD  
**T** 01332 518844 **E** mickleover@bagshawsresidential.co.uk



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## >> floor plan



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](http://www.focalagent.com)

## >> approval

	Signature	Date
Adam Peet		
Mr J.A. Shearer		