



**Danby Road, Littleover Derby DE23 3AR**

**welcome to**

## **Danby Road, Littleover Derby**

Located on the sought-after Highfields estate in Littleover, this semi-detached property with a lounge diner, kitchen, w/c, three bedrooms, a family bathroom, a rear garden, and a driveway would make a wonderful home and is a great opportunity for first-time buyers, home-movers, and investors alike!



### Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the downstairs w/c, kitchen, lounge diner, and stairs to the first floor. Finished with wood laminate flooring.

### Lounge Diner

13' 1" x 17' ( 3.99m x 5.18m )

Spacious lounge diner, finished with carpeted flooring, a radiator, UPVC french doors to the rear leading out to the garden, and an under-stair storage cupboard.

### Kitchen

7' 6" x 10' 5" ( 2.29m x 3.17m )

Fitted kitchen comprising of a range of matching base, wall and drawer units, with an integrated oven, four-ring gas hob, overhead extractor hood, and stainless steel sink and drainer with a mixer tap, with space and plumbing for additional appliances such as a washing machine, dishwasher and fridge/freezer. Finished with wood laminate flooring, a radiator, and a double-glazed window to the front.

### Landing

First floor landing providing access to three bedrooms, the family bathroom and the loft hatch. Finished with carpeted flooring and a radiator.

### Bedroom One

15' 4" x 10' 9" ( 4.67m x 3.28m )

Double bedroom finished with carpeted flooring, a radiator, storage cupboard and two double-glazed windows to the front.

### Bedroom Two

11' 6" x 9' 2" ( 3.51m x 2.79m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the rear. Currently being used as a study/office space

### Bedroom Three

10' 5" x 5' 9" ( 3.17m x 1.75m )

Bedroom finished with a double glazed window to

the rear, carpeted flooring, and a radiator. Currently being used as a dressing room.

### Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Finished with laminate flooring, and complementary splashback tiling to the wash-hand basin and bath.

### External

The front of the property has a driveway offering off-road parking for multiple vehicles, whilst the rear boasts the garden which is mainly laid-to-lawn with a patio-paved area, creating a fantastic space for both entertaining and relaxing. Securely enclosed with wooden fencing.



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## **Danby Road, Littleover Derby**

- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE DINER AND KITCHEN
- CLOAKROOM AND FAMILY BATHROOM
- WELL-PRESENTED AND MAINTAINED
- DRIVEWAY TO THE FRONT

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

**£279,950**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR108897 - 0003

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