



Field Rise, Littleover Derby DE23 1DE

welcome to

Field Rise, Littleover Derby

Situated in the sought-after Derbyshire village of Littleover, this four-bedroom detached house comprises of an entrance hallway, lounge/diner, play room, kitchen, four bedrooms, master en-suite, family bathroom, driveway, single garage and rear garden. Call us now to view!

Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge/dining room, kitchen and first floor landing. Finished with wood laminate flooring, paneling and a radiator.

Lounge/Diner

22' 2" x 11' 6" (6.76m x 3.51m)

Stunning spacious lounge/diner, great for family gatherings, finished with wood laminate flooring, paneling, two radiators, a double-glazed window to the front, patio doors opening out to the rear garden and double doors leading to the play room.

Play Room

9' 10" x 20' 1" (3.00m x 6.12m)

An additional reception room currently used as a play room, with plenty of versatility to cater to your needs. Finished with wood laminate flooring, spotlights to the ceiling, a radiator, double-glazed window to the front and french doors opening out to the rear garden.

Kitchen

7' 10" x 12' 3" (2.39m x 3.73m)

Beautifully presented fitted kitchen comprising of base, wall and drawer units with an integrated overhead extractor hood, one bowl composite sink, dishwasher, washing machine and an under stair cupboard/pantry, with space for additional appliances. Finished with wood laminate flooring, a radiator, double-glazed window to the rear and a door leading out to the side of the house.

Landing

First floor landing providing access to four bedrooms and the family bathroom. Finished with carpeted flooring, a radiator, a double-glazed window to the side and a cupboard for extra

storage.

Bedroom One

9' 10" x 14' 8" (3.00m x 4.47m)

Spacious double bedroom finished with carpeted flooring, spotlights to the ceiling, fitted wardrobes, a radiator, double-glazed window to the front, a cupboard, access to the loft hatch and a connecting door to the en-suite.

En-Suite

Three-piece suite comprising of a wash=hand basin, low-level and shower cubicle. Finished with wood laminate flooring, tiled walls, spotlights to the ceiling, a towel rail and frosted double-glazed window to the rear.

Bedroom Two

9' 11" x 11' 2" (3.02m x 3.40m)

Double bedroom finished with carpeted flooring, paneling, a cupboard, radiator and double-glazed window to the front.

Bedroom Three

9' 2" x 11' 2" (2.79m x 3.40m)

Double bedroom finished with carpeted flooring, a cupboard, radiator and double-glazed window to the rear.

Bedroom Four

6' 10" x 6' 10" (2.08m x 2.08m)

Single bedroom finished with carpeted flooring, paneling, a cupboard, radiator and double-glazed window to the front.

Bathroom

Three-piece suite comprising of a wash-hand basin with a vanity, low-level w/c and bath with an overhead shower. Finished with wood laminate



flooring, tiled walls, a towel rail and frosted double-glazed window to the rear.

External

To the front, a large brick paved driveway providing off-road parking for multiple vehicles and a single garage for extra storage. To the rear, partially laid with artificial grass, a patio paved and wooden decking area, perfect for family gatherings.



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Field Rise, Littleover Derby

- FOUR BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE, PLAY ROOM AND KITCHEN
- MASTER EN-SUITE & FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- PRIVATE AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£365,000



Ground Floor



First Floor

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

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Property Ref:
MVR109103 - 0005

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