



Valley Road, Littleover Derby

welcome to

Valley Road, Littleover Derby

Don't miss out on this rare opportunity to acquire this modern detached five bedroom house, comprising of; entrance hallway, cloakroom, two reception rooms, kitchen diner, utility, five bedrooms, en-suite, family bathroom, private front and rear garden, terrace, driveway and garage.



Entrance Hall

Upon entry through the front door, the entrance hallway provides access to a w/c, two reception rooms, kitchen diner and first floor landing. Fitted with tiled flooring.

Reception Room One

23' 4" x 1' 9" (7.11m x 0.53m)

Generously sized lounge, fitted with wooden flooring, a double-glazed bow window and another double-glazed window to the side of it allowing plenty of natural light to flow in and a radiator. With double doors to the second reception room.

Reception Room Two

13' 3" x 11' 9" (4.04m x 3.58m)

Cosy lounge fitted with carpeted flooring, with a connecting door to the kitchen diner and bedroom two.

Kitchen Diner

14' 6" x 10' 11" (4.42m x 3.33m)

Modern fitted kitchen diner, comprising of a range of matching wall, base and drawer units. one bowl stainless steel sink, overheard extractor fan with room for appliances such as a fridge/freezer, dishwasher and microwave. Finished with laminate flooring, spotlights to the ceiling and a double-glazed window to the rear. The adjoining dining room seamlessly connects, with space for a dining table and there is a double-glazed window to the rear.

Landing

First floor landing giving access to all four bedrooms and family bathroom with carpeted flooring.

Bedroom One

14' 5" x 11' 11" (4.39m x 3.63m)

Double bedroom with carpeted flooring, patio doors which lead to the terrace overlooking the front of the property and a radiator. There is a connecting door which leads to the en-suite.

En-Suite

Three-piece suite comprising of a low-level w/c, wash-hand basin and a bath with an overhead shower. Fitted with tile flooring and tiled walls and a frosted double-glazed window to the rear.

Bedroom Two

11' x 10' 7" (3.35m x 3.23m)

To the ground floor a double bedroom fitted with carpeted flooring, a radiator and a double-glazed window to the rear. There is a connecting door which leads to the en-suite.

En-Suite Two

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

Bedroom Three

11' 9" x 8' 5" (3.58m x 2.57m)

Double bedroom fitted with carpeted flooring, a radiator and a double-glazed bay window to the front.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

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

Bedroom Five

11' x 10' 6" (3.35m x 3.20m)

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

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and a shower. With tiled flooring and walls and two frosted double-glazed window to the rear.

Outside

Externally, accessed through wrought iron gates, it is partially laid-to-lawn, alongside a brick paved driveway providing off-road parking for multiple

vehicles. Usefully there is a single garage for extra storage. To the rear of the property, mainly laid-to-lawn with patio slabbing and enclosed wood fencing.



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welcome to

Valley Road, Littleover Derby

- FIVE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN DINER AND UTILITY
- EN-SUITE AND FAMILY BATHROOM
- MASTER BEDROOM WITH TERRACE

Tenure: Freehold EPC Rating: C

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108783 - 0004

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