



## 9 Queens Drive, Littleover Derby, DE23 6DU Offers In The Region Of £365,000

A STRUCTURALLY EXTENDED, AND MOST SPACIOUS, FOUR-BEDROOMED SEMI-DETACHED residence, enjoying a mature and favourable location within walking distance of the Royal Derby Hospital, and within the catchment area of highly regarded schooling. Requiring internal inspection, this well-proportioned Family Home has the benefit of gas central heating, and UPVC double glazing (apart from the window in the hall), and briefly comprises: -

GROUND FLOOR, open Entrance Porch, Entrance Hall, Cloaks/WC, front Dining Room, large extended Lounge/Sitting Room, and extended Kitchen. FIRST FLOOR, landing, main Double Bedroom with Ensuite Shower Room, a further Three Bedrooms, and Family Bathroom. OUTSIDE, wide driveway frontage affording ample car standing and leading to a Carport and further motorhome/caravan standing space, together with detached Single Garage, and delightful mature rear garden of approximately 100-feet in depth. EPC tbc, COUNCIL TAX BAND D.

## 9 Queens Drive, Littleover, Derby, DE23 6DU

### The Property

A traditional bay-windowed, semi-detached property, which has been structurally extended to the side and rear to afford a spacious Family Home, with early internal inspection highly recommended to be fully appreciated. The well-proportioned accommodation comprises, arched open entrance porch, entrance hall, cloaks/WC, two reception rooms, kitchen, main bedroom with ensuite shower room, a further three bedrooms, family bathroom, wide frontage triple car standing, car port, additional motorhome/caravan standing, detached single garage, and mature rear garden of approximately 100-feet in depth.

### Location

The property enjoys a mature and popular residential location, within walking distance of the Royal Derby Hospital, and falling within the catchment areas of the highly regarded Wren Park Primary School and Littleover Community School. The property is within easy access of the excellent amenities available within Littleover and Mickleover, to include; day-to-day shopping, places of worship, eateries, hair and beauty salons, public houses, doctors and dentist surgeries, leisure facilities, and bus services operating to Derby city centre. The property is well located for ease of access to the A38 and A50 for commuting further afield.

### Directions

When leaving Derby city centre by vehicle, proceed along Burton Road continuing across the ring road traffic lights and through Littleover centre before turning fifth right into Lawn Heads Avenue, then at the traffic island at Crich Circle continue across into Queens Drive, to find the property on the left-hand side.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13348.

### Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

#### GROUND FLOOR

##### Arched Open Entrance Porch

Having UPVC leaded-light double glazed entrance door and side windows, opening to the: -

##### Entrance Hall

Having oak strip floor, window to the side, central heating radiator, stairs to the first floor with understairs store, and fitted airing cupboard housing the gas central heating boiler, providing domestic hot water and central heating.

##### Cloaks/WC

Having white suite comprising; low-level WC, and corner wash hand basin with tiled splashback, together with wall light.

##### Front Dining Room

3.68m x 3.35m max (12'1" x 11" max)

Measurements are 'maximum into bay'.

Having wide UPVC double glazed bay window to the front, fire surround with period tiled inset and fitted gas fire (NOT TESTED), central heating radiator, fitted cupboards, and display shelving.



##### Extended Lounge/Sitting Room

6.50m depth (21'4" depth)

In total, the lounge/sitting room, affords an area of approximately 21'4"/6.50m in depth, and comprises: -



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### Lounge Area

3.73m x 3.35m (12'3" x 11'0")

Having stone fireplace with tiled hearth and open fire-grate, gas point, fitted base cupboards, picture railing, central heating radiator, and opening to the: -



### Rear Sitting Area

3.66m x 2.59m (12'0" x 8'6")

Having two Velux double glazed rooflights, UPVC double glazed side window, central heating radiator, two wall light points, and aluminium double glazed sliding patio doors opening to the rear garden.



### Extended Kitchen

3.91m x 2.18m (12'10" x 7'2")

Having white fittings comprising; five single base units, drawers, range of wall units, and natural-wood work surface areas with tiled splashbacks, together with one-and-a-half bowl single-drainer sink unit, tiled floor, UPVC double glazed windows to the side and rear, UPVC double glazed side door, plumbing for automatic washing machine, and plumbing for dishwasher.



## FIRST FLOOR

### Landing

Having UPVC double glazed window.

### Front Bedroom One

3.25m x 2.72m (10'8" x 8'11")

Having stripped-pine floorboards, UPVC double glazed bow window, and central heating radiator.



### Ensuite Shower Room

Having suite comprising; low-level WC, pedestal wash hand basin, and corner shower tray with electric shower unit, together with tiled walls, UPVC double glazed window, and central heating radiator.



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### Front Bedroom Two

4.09m x 3.40m max (13'5" x 11'2" max)

Measurements are 'maximum into bay'.

Having central heating radiator, and wide UPVC double glazed window to the front enjoying elevated views.



### Rear Bedroom Three

3.48m x 3.40m (11'5" x 11'2")

Having stripped-pine floorboards, UPVC double glazed window, fitted cupboards, and central heating radiator.



### Front Bedroom Four

2.57m x 2.26m (8'5" x 7'5")

Having UPVC double glazed window to the front, and central heating radiator.



### Family Bathroom

2.36m x 2.24m (7'9" x 7'4")

Having white suite comprising; low-level WC, pedestal wash hand basin, and P-shaped bath with electric shower unit over, together with extensively tiled walls, UPVC double glazed window, fitted cupboards, and central heating radiator.



## OUTSIDE

### Wide Frontage

The property benefits from an above-average width block-paved driveway affording triple car standing spaces, with two sets of double gates, timber gates to the additional hard standing, and wrought-iron gates to the car port, which in total affords parking for up to seven motor vehicles. In addition, there is feature hedging, specimen tree, and shrubs to the front side of the property,

### Car Port

4.57m x 2.74m (15'0" x 9'0")

Affording a drive-through facility to the rear to the: -

### Detached Single Garage

5.31m x 23.16m (17'5" x 76")

Of brick construction, having twin doors to the front, access door to the side, and electric power and light.

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### Rear Garden

A particular feature to note is the mature, and approximately west-facing rear garden, being approximately 100-feet in depth and having small covered area and grapevine, paved patio and decked sitting area, together with lawn, flower and shrub borders, fish pond, fruit trees, garden shed, and greenhouse.



### ADDITIONAL INFORMATION

#### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

#### Do you need a Survey?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.


We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.


In order to carry out the identity checks, we will need to request the following: -

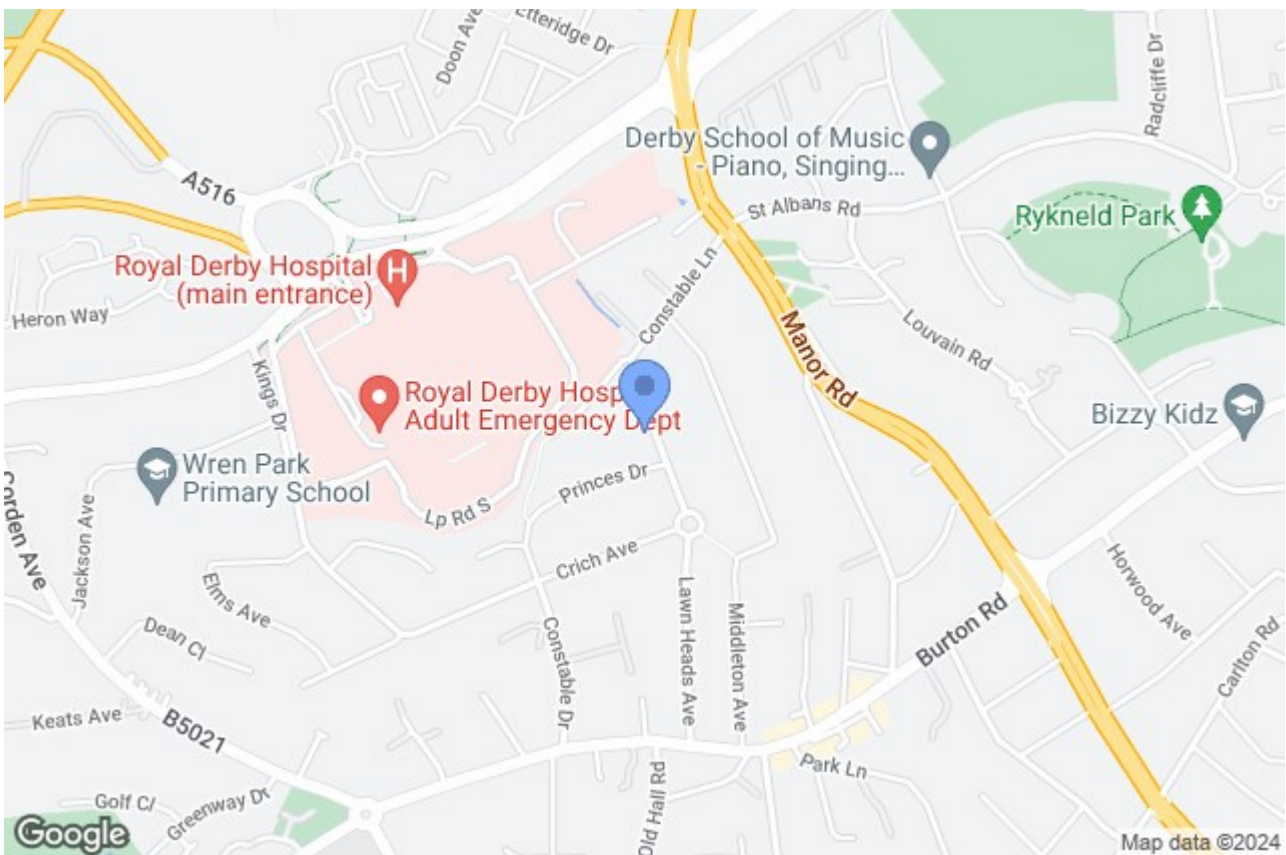
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13348**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

