



**GADSBY**  
**NICHOLS**

14 Corbridge Grove, Heatherton Village, Littleover, Derby, DE23 3UL  
Offers Around £425,000

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A WELL-PRESENTED AND HIGHLY-ADAPTABLE FIVE-BEDROOMED DETACHED residence, enjoying a cul-de-sac location on the ever-popular Heatherton Village development within Littleover, and within highly regarded school catchment areas. The property offers a well-proportioned interior, with the benefit of gas central, UPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, canopy Entrance Porch, Entrance Hall, front Lounge, separate Dining Room, Third Reception/Bedroom Five with Ensuite Jack 'n' Jill Wet Room to Utility Room, and Breakfast Kitchen with integrated appliances. FIRST FLOOR, landing, main Double Bedroom with modern Ensuite Shower Room, a further Three Bedrooms, and modern Bathroom. OUTSIDE, large driveway affording up to three/four car standing spaces, and pleasant landscaped rear garden. EPC C, Council Tax Band E.

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### THE PROPERTY



A modern detached Family Home, which affords the additional benefit of potential dependent relative accommodation, utilising the garage conversion comprising reception/bedroom and ensuite wet room. Internal inspection is highly recommended to be fully appreciated, as the wet room, ensuite, and bathroom have all been refitted in recent years. Comprising; canopy entrance porch, entrance hall, two reception rooms, third reception/bedroom, Jack 'n' ill wet room, utility room, breakfast kitchen, main bedroom with ensuite shower room, a further three bedrooms, bathroom, large driveway affording ample parking, and landscaped rear garden.

### LOCATION

The property enjoys a cul-de-sac setting, on the fringe of the ever-popular Heatherton Village development, within Littleover. The property is within highly regarded school catchment areas to include Littleover Secondary School, and is within walking distance of Derby High School and Derby Grammar School. Ease of access is afforded to the Royal Derby Hospital, and the A38 and A50 for commuting

further afield. Littleover is well served by local amenities to include; day-to-day shopping, hair and beauty salons, places of worship, doctors and dentist surgeries, eateries, public houses, and a regular bus service operates to Derby city centre.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Burton Road continue across the ring road traffic lights and through Littleover centre to the traffic island, to continue straight across into Pastures Hill and Rykneld Road before turning left into the Heatherton village development onto callow Hill way, then third right into Corbridge Grove.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13381.

### ACCOMMODATION

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

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having double glazed entrance door, and UPVC double glazed side window opening to the: -

#### ENTRANCE HALL

Having central heating radiator, laminate flooring, and stairs to the first floor.

### FRONT LOUNGE

5.64m x 3.40m max (18'6" x 11'2" max)



Measurements are 'maximum into bay'.

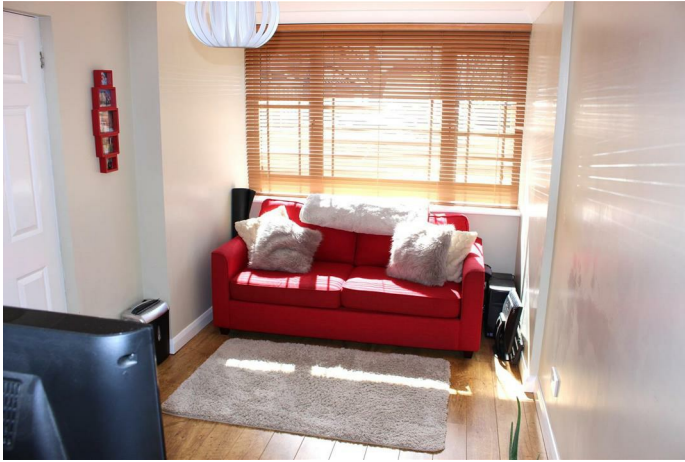
Having feature wide UPVC double glazed bay window to the front, attractive modern contemporary fire surround with marble hearth and fitted 'living flame' coal gas fire, two central heating radiators, ceiling coving, and multi-pane glazed double doors opening to the dining room.



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### SITTING ROOM/BEDROOM FIVE

4.14m x 2.44m (13'7" x 8'0")



Having been converted from the former garage to provide a highly adaptable room, ideal for a third reception room or a bedroom, and if utilised in conjunction with the wet room affords potential for dependent relative accommodation. Having UPVC double glazed window to the front, central heating radiator, laminate flooring, ceiling coving, TV point, and understairs store.

### WET ROOM

1.91m x 1.65m (6'3" x 5'5")



A purpose-built Jack 'n' Jill style wet room, having modern white sanitary ware comprising; shower area with electric shower unit, low-level WC, and wash hand basin, together with tiled walls, tiled floor with inset drain, heated chrome towel rail, UPVC double glazed window, three ceiling downlights, and doors to both the third reception/bedroom five and utility room.



### DINING ROOM

3.33m x 2.69m (10'11" x 8'10")



Having central heating radiator, ceiling coving, double glazed sliding patio doors to the rear, and multi-pane glazed double doors opening to the Lounge.

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### BREAKFAST KITCHEN

3.33m x 3.28m plus (10'11" x 10'9" plus)



Measurements are 'plus door recess'.

Having fittings comprising; three double base units, two single base units, drawers, three double wall units, one single wall unit, and two single wall units with glazed doors for display purposes, together with integrated appliances to include; stainless steel electric hob with stainless steel and glass canopy over incorporating extractor hood and light, stainless steel electric oven, stainless steel microwave, fridge, and dishwasher, with one-and-a-half bowl stainless steel sink unit, ample work surface areas with tiled splashbacks and concealed lighting over, matching breakfast bar, tiled floor, UPVC double glazed window to the rear, and central heating radiator.



### UTILITY ROOM

2.06m x 1.65m (6'9" x 5'5")

Having fittings comprising; two single base units, and two double wall units, together with work surface area with tiled splashback and appliance space under, plumbing for automatic washing machine, tiled floor, central heating radiator, UPVC double glazed door to the rear, and wall-mounted gas-fired Gloworm boiler providing domestic hot water and central heating.

### FIRST FLOOR

#### LANDING

Having central heating radiator, and built-in airing cupboard housing the hot water cylinder, together with access to the loft space via an aluminium loft ladder, being part-boarded and having electric light.

### MAIN BEDROOM ONE

3.73m x 3.71m plus (12'3" x 12'2" plus)



Measurements are 'plus door recess'.

Having built-in wardrobes with triple sliding doors, UPVC double glazed window to the front, and central heating radiator.

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### ENSUITE SHOWER ROOM

1.83m x 1.65m plus (6'0" x 5'5" plus)



Measurements are 'plus recess'. Having been refitted with modern white sanitary ware comprising; low-level WC with concealed cistern, wash hand basin in vanity unit with cupboards under, and recessed shower cubicle with both rain and handheld shower fittings, together with tiled walls, tiled floor, heated chrome towel rail, five ceiling downlighters, extractor fan, and UPVC double glazed window.

### FRONT BEDROOM TWO

3.53m x 2.90m (11'7" x 9'6")



Having fitted triple wardrobes, two UPVC double glazed windows to the front, and central heating radiator.

### REAR BEDROOM THREE

3.10m x 2.90m (10'2" x 9'6")



Having built-in double wardrobes, UPVC double glazed window, and central heating radiator.

### REAR BEDROOM FOUR

2.21m x 2.13m (7'3" x 7'0")



Having built-in double wardrobes, central heating radiator, and UPVC double glazed window.

### FAMILY BATHROOM

2.13m x 2.03m (7'0" x 6'8")



Having been refitted with modern white sanitary ware comprising; P-shaped bath with shower over

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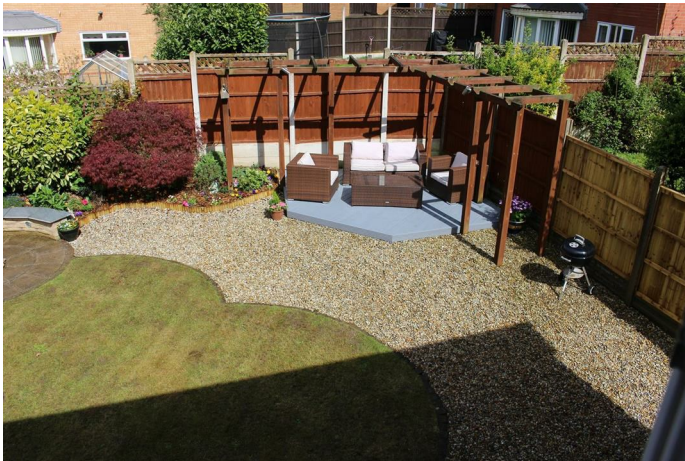
and glazed shower screen to the side, wash hand basin in vanity unit with cupboards under, and low-level WC with concealed cistern, tiled floor, tiled walls, UPVC double glazed window, four ceiling downlighters, ceiling extractor fan, and heated chrome towel rail.

### OUTSIDE

#### FRONT GARDEN

Full-width tarmacadam driveway up to three/four car standing spaces, with garden shed to one side, and gate and pathway to the rear to the other side.

#### REAR GARDEN



Landscaped rear garden, having paved patio, shaped lawns, gravel pathways, flower and shrub borders, raised timber decking sitting area with pergola, and is enclosed by fencing for privacy.

### 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 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.

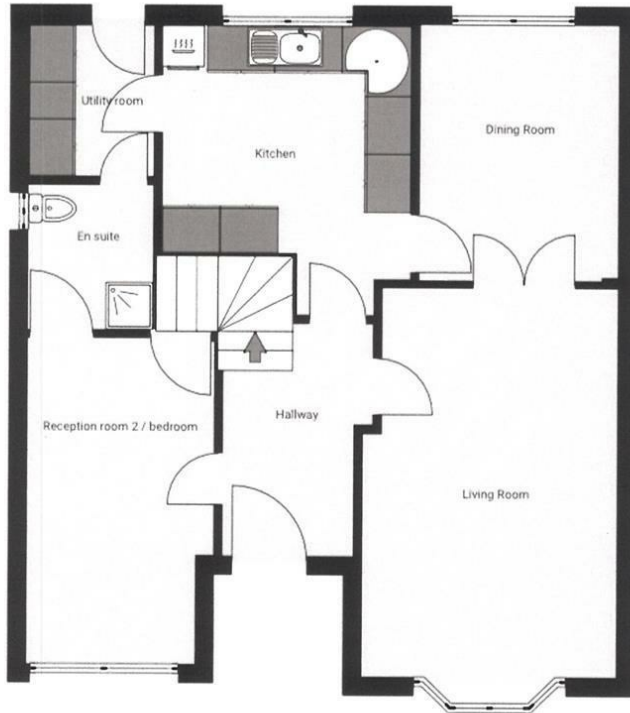
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13381**



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## ▼ Ground Floor

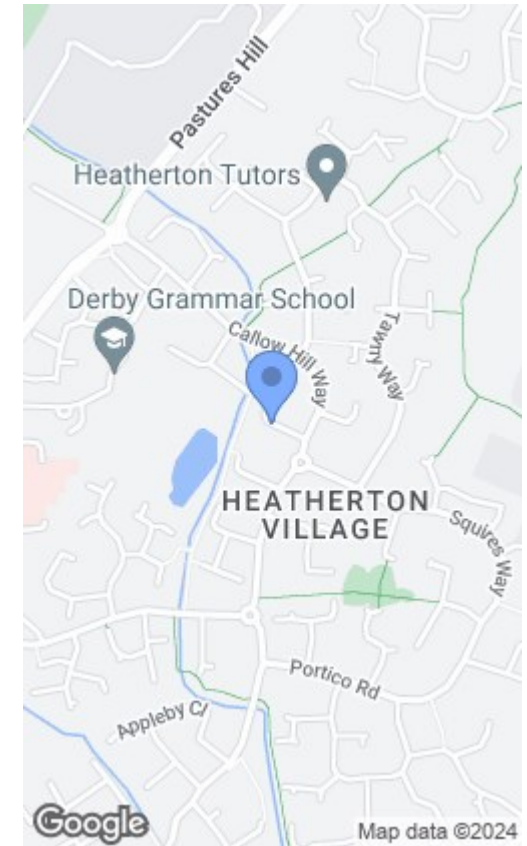


## ▼ 1st Floor



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance/s shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-91) A			(81-81) A		
(89-80) B			(69-60) B		
(87-65) C			(65-65) C		
(84-64) D			(59-54) D		
(81-54) E			(51-39) E		
(77-39) F			(11-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>			England & Wales <small>EU Directive 2002/91/EC</small>		

### 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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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