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4 Bed House

1 Sedgemoor Way  
Littleover  
Derby  
DE23 3YX

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£1,750 Per Calendar Month

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Fletcher  
& Company

1 Sedgemoor Way  
Derby  
DE23 3YX



- Detached Four Bedroom Property
- Catchment Areas for Littleover Community & Griffe Field Primary Schools
- Built In EV Car Charger
- Enclosed Rear Garden
- Integral Garage
- Off Road parking for Two Cars
- EPC Rating D
- Available Early April 2026
- Sizeable Corner Plot
- Situated In The Sought After Heatherton Village

Littleover Community Secondary and Griffe Field Primary School School Catchments. A four bedroom detached spacious family home situated in a great location conveniently placed for access to schools, shops and road networks such as the A38, A50, A52 and M1. This property offers over 1500 sq ft of space within this detached property.

The property benefits from gas central heating and double glazing and in brief comprises: porch, entrance hall, lounge, dining room, garden room, ground floor shower room, kitchen, utility and guest cloakroom. The first floor landing leads to four bedrooms, en-suite shower room and family bathroom. There is a built in EV Car Charger.

The rear garden is low maintenance with a large patio area, laid lawn and good sized garden shed.

To the front of the property is a driveway providing ample off road parking, laid lawn with shrubs and bushes, access to the integral garage and side access to the rear garden.

Available early April 2026 and on a long term basis.





## The Location

## Accommodation

### Ground Floor

#### Porch

uPVC double glazed front entrance door provides access into porch with window to side and steps into hallway.

#### Entrance Hall

With central heating radiator, staircase leading to first floor and doors to lounge, cloakroom and kitchen.

#### Lounge

With feature fireplace with surrounds, two central heating radiators, uPVC double glazed bay window to front and double doors opening into dining room.

#### Dining Room

With central heating radiator, door to kitchen, double doors leading back into lounge and patio doors to garden room.

#### Garden Room

With two storage heaters, two uPVC double glazed windows to rear, French doors opening onto rear garden, patio doors leading back into dining room and internal French doors opening into kitchen.

#### Shower Room

Tiled with double shower enclosure, low level WC, pedestal wash handbasin with mixer tap, chrome heated towel radiator, extractor fan and uPVC double glazed window to side.

### Kitchen

Fitted with wall, base and drawer units with worksurface over, one and a half bowl sink drainer unit with mixer tap, tiled splash-backs, built-in dual electric oven, inset four ring gas hob, appliance space, tiled flooring and uPVC double glazed window to rear.

### Utility

With wall and base units, tiled splash-backs, appliance space suitable for automatic washing machine and tumble dryer, wall mounted boiler, central heating radiator, tiled flooring, side door to garden and integral door to garage.

### Guest Cloakroom

With low level WC, pedestal wash handbasin, tiled splash-backs, central heating radiator and extractor fan.

### First Floor

#### Landing

With access to airing cupboard and doors to all bedrooms and family bathroom.

#### Master Bedroom

With built-in wardrobes, central heating radiator, uPVC double glazed window to front and door to en-suite shower room.

#### En-Suite

Partly tiled with shower enclosure, vanity wash handbasin, low level WC, central heating radiator, wood effect flooring, extractor fan and uPVC obscure double glazed window to front.

#### Bedroom Two

With central heating radiator and uPVC double glazed window to front.

### Bedroom Three

With built-in wardrobes, central heating radiator and uPVC double glazed window to rear.

### Bedroom Four

With useful alcove, central heating radiator and uPVC double glazed window to rear.

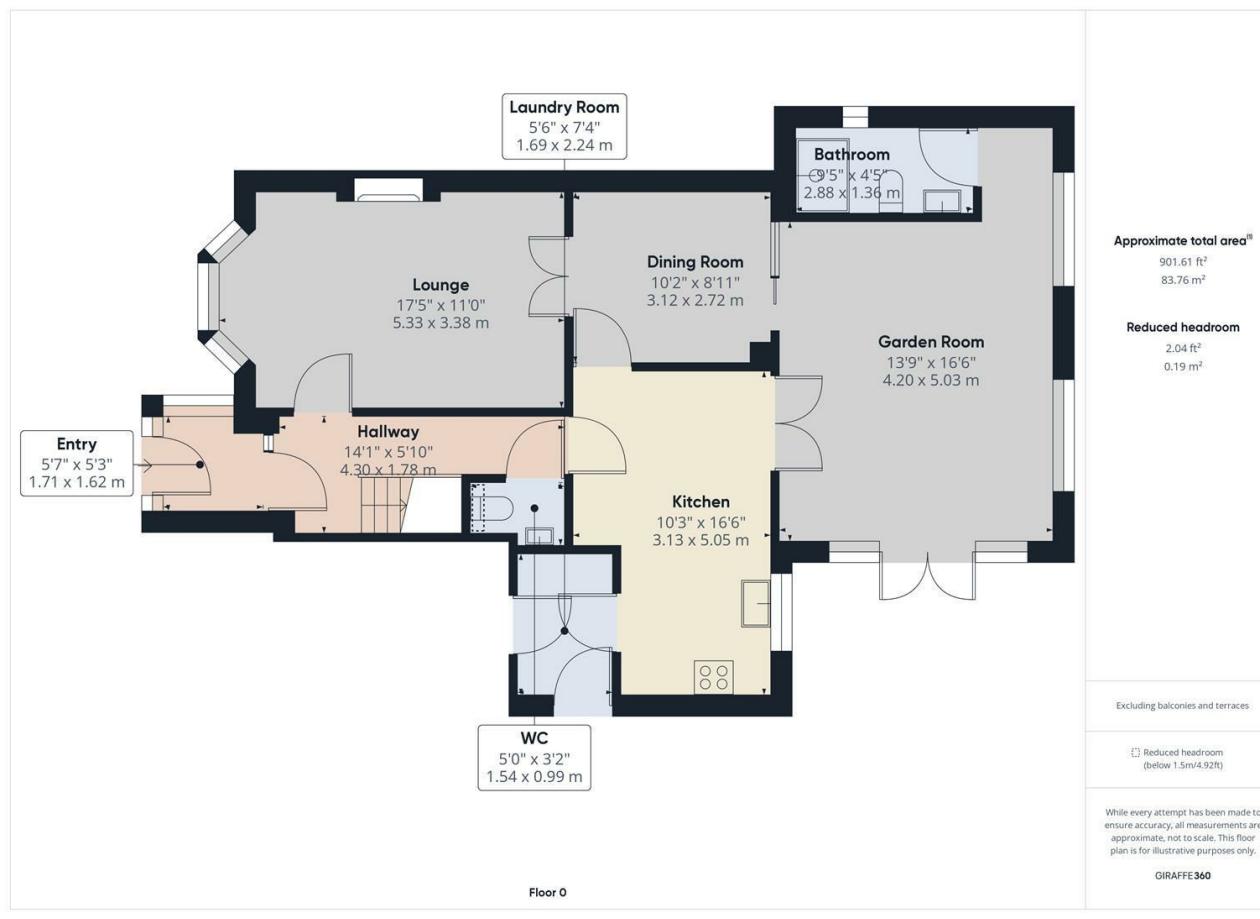
### Family Bathroom

Partly tiled with panelled bath with mixer tap, pedestal wash handbasin, low level WC, central heating radiator, extractor fan and uPVC double glazed window to rear.

### Outside

To the rear of the property is a low maintenance garden featuring laid lawn, large patio area and good sized garden shed enclosed by a walled and fence panelled boundary.

To the front of the property is a driveway providing ample off road parking, laid lawn with shrubs and bushes, access to the integral garage and side access to the rear garden.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	<b>A</b>		
(B) plus	<b>B</b>		
(C)	<b>C</b>		
(D)	<b>D</b>		
(E)	<b>E</b>		
(F)	<b>F</b>		
(G)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	62

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(A) plus	<b>A</b>		
(B) plus	<b>B</b>		
(C)	<b>C</b>		
(D)	<b>D</b>		
(E)	<b>E</b>		
(F)	<b>F</b>		
(G)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	78	62

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& Company**