

4 Bed House - Detached

Price £525,000

📍 Chain Lane, Littleover, Derby, DE23 4EA



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Executive detached family home offering light and spacious, stylish accommodation situated in this highly aspirational locality within the renowned Littleover Secondary School, Wren Park Primary School catchments and within close proximity to Derby High School for girls and boys together with Derby Grammar School, and within easy walking distance of the Royal Derby Hospital as well as close road links to the A50 / A38. This exemplary property, is located on a sizeable south facing landscaped plot with the frontage (offering the possibility to extend as well as erect a double garage and extend the parking subject to local authority planning consents) surrounded by Yew hedging offering a degree of privacy. A full inspection is essential to appreciate the location, size of accommodation and wealth of appointments on offer. In brief; reception hall with feature cathedral style ceiling, Wc and utility room, sitting room, well equipped dining kitchen with family area, and study. On the first floor a landing leads to four double bedrooms (principal bedroom with shower room en-suite) and main bathroom with four piece suite. Outside is ample car parking leading to an integral brick garage and established gardens. Freehold. Council Tax Band Band E. Energy Rating C.

Reception Hall



Having timber and opaque double glazed entrance door, UPVC double glazed windows to front and side aspects, feature cathedral style ceiling, oak flooring, radiator, understairs storage cupboard and turned spindle staircase to first floor.



Utility Room



Having space and plumbing for automatic washing machine, space for dryer, laminated rolled edge working surface with fitted base cupboard, slate effect ceramic tiled floor, tiled splash backs and ceiling extractor fan.

Guests Cloak Room/WC



Having modern contemporary white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with complimentary ceramic tiled splash backs, contrasting slate effect tiled floor, wall mounted extractor fan, radiator and UPVC opaque double glazed window to front aspect.

Sitting Room 15'7" x 12'5" (4.75 x 3.81)



Having feature oak flooring, television and media connection points, radiator and UPVC double glazed window to front aspect.



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Study 7'6" x 6'7" (2.30 x 2.01)



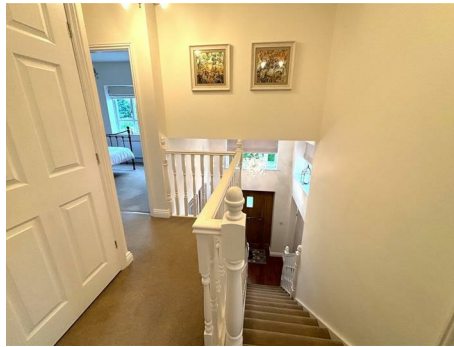
Having feature oak flooring, radiator and UPVC double glazed window to rear aspect.

Dining Kitchen 19'0" x 12'5" (5.81 x 3.81)

Having a range of natural oak shaker style fitted wall, base and drawer units with contemporary brushed chrome handles, laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting slate effect tiled floor, integrated four ring electric hob with electric fan assisted oven and grill, integrated larder fridge, freezer and dish washer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, two radiators, concealed Gloworm wall mounted combination gas boiler, UPVC double glazed windows to side and rear aspects with UPVC double glazed French doors to rear garden.



First Floor Landing



With turned spindle balustrade, radiator, access to roof space and airing cupboard (housing the pressurised hot water cylinder).

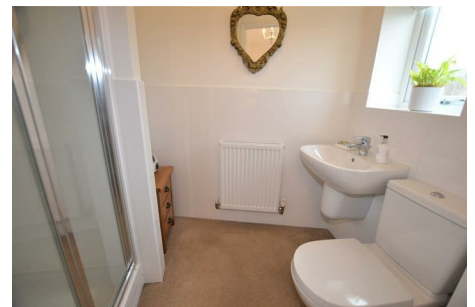
Bedroom One 12'8" x 11'0" (3.88 x 3.36)



Having a range of built in wardrobes, radiator, television connection point and UPVC double glazed window to rear aspect.

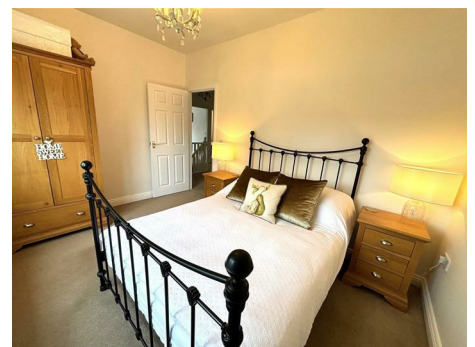


Shower Room/En Suite



Having modern contemporary white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and recessed tiled shower cubicle with chrome and glass bi-fold shower door, chrome mains fed shower, complimentary polished ceramic part tiled walls, radiator, shaver socket, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.

Bedroom Two 12'6" x 8'11" (3.83 x 2.74)



Having radiator and UPVC double glazed window to front aspect.

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Bedroom Three 11'8" x 8'4"
(3.56 x 2.55)



Having built in wardrobe, radiator and UPVC double glazed windows to side and rear aspects.



Bedroom Four 12'5" x 8'11"
(3.81 x 2.73)



Having built in wardrobe, radiator and UPVC double glazed window to front aspect.



Main Bathroom 9'4" x 5'6" (2.85 x 1.70)



Having modern contemporary white four piece suite comprising; low centre flush wc, floating wall mounted wash hand basin, deep double ended panelled bath with chrome shower attachment and mixer tap over and tiled shower cubicle with mains fed

shower together with a chrome and glass shower cabinet and door, complimentary polished ceramic part tiled walls, radiator, shaver socket and UPVC opaque double glazed window to side aspect.



Outside



The property occupies a sizeable mature landscaped south facing plot, at this highly aspirational address. To the front, the property enjoys a feature hedged boundary together with a lawned fore garden and block paved driveway giving car standing space for approximately three/four cars. The driveway (which has the facility to erect electric motorised gates with conduit for cabling already in situ) in turn leads to the integral brick garage, measuring internally 5.64 x 2.74m, having up and over door, two double glazed windows, rear internal personal door and supplied with power and light. The south facing landscaped rear garden, is enclosed by brick walling together with close panelled fencing, laid to a sweeping shaped lawn with Cotswold style patio area, specimen conifers, cold water tap, electric outside socket and garden lighting.

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Please Note

For added security purposes, a burglar alarm system has been installed.

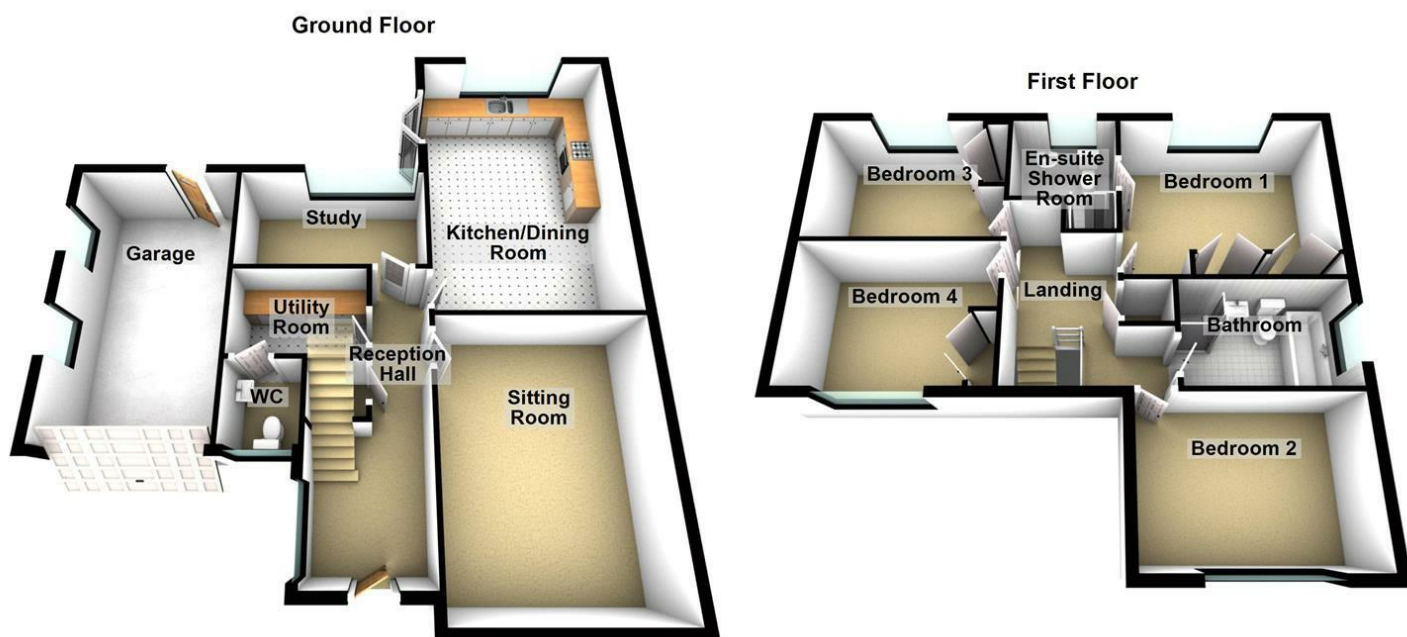
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