

4 Bed House - Detached

Price £485,000

 Princes Drive, Littleover, Derby, DE23 6DX



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EST. 2012
BY PAD GROUP

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Take the video tour of this superb traditional detached family home having been thoughtfully extended and upgraded to provide substantial family accommodation. This impressive house is sited within the renowned Littleover Secondary and Wren Park Primary school catchments and stands on a landscaped south facing plot within this sought after enclave. This delightful property must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. In brief; reception hall, guest's cloakroom / Wc, charming sitting room, superior dining kitchen with family media room. On the first floor a landing leads to four bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside, the property stands on a sizeable south facing mature plot with car parking, car port, garage, established landscaped gardens with feature home office / summerhouse (supplied with independent wifi, power and light). The property is sold freehold. Council tax band E. energy rating.

Reception Hall



Having feature UPVC opaque double glazed door with matching side light, Karndean floor, radiator and dog legged staircase to first floor.

Guests Cloak Room/WC



Having modern white two piece suite comprising; concealed flush wc and wash hand basin nestling on a white high gloss vanity unit, complimentary ceramic half tiled walls with contrasting Karndean floor, wall mounted combination gas boiler and two UPVC opaque double glazed windows to front aspect.

Sitting Room 13'0" x 12'3" (3.98 x 3.74)



Having television and media connection points, coving to ceiling, radiator and UPVC double glazed curved bay window to front aspect.



Dining Kitchen with Family Media Room 25'1" x 11'0" extending to 20'3" (7.66 x 3.37 extending to 6.18)



'L' shaped

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Fitted Kitchen



Having a full range of shaker style soft close fitted wall, base and drawer units with laminated working surfaces, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting wood grain effect Kardean floor, recessed walk in pantry and laundry area which also has space and plumbing for an automatic machine, and stackable tumble dryer, inset stainless steel four burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighters, space and plumbing for automatic washing machine, space and plumbing for American style fridge freezer, two UPVC double glazed windows and UPVC double glazed door to rear garden.

Dining/Family Area



Having wood grain effect Kardean floor, television connection point, two radiators, coving to ceiling and UPVC double glazed sliding patio doors giving views and access over the private, landscaped rear garden.



First Floor Landing

With radiator, access to roof space (the loft being partially boarded and supplied with light), recessed store cupboard and UPVC double glazed window to front aspect.

Principal Bedroom 13'3" x 12'2" (4.04m x 3.71m)



Having a contemporary style radiator, coving to ceiling, television connection point and UPVC double glazed curved bay window to front aspect. A door lead to the:-



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, quartz effect melamine panelled splash backs with contrasting ceramic tiled floor, ceiling LED down lighters with integrated extractor fan, radiator, shaver socket and UPVC opaque double glazed window to front aspect.

Bedroom Two 12'0" x 9'11" (3.67 x 3.03)



Having television connection point, radiator

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and UPVC double glazed window to rear aspect.

Bedroom Three 18'0" x 8'7" (5.50 x 2.64)



Having two radiators and UPVC double glazed windows to both front and rear aspects.



Bedroom Four 9'3" x 8'10" (2.84 x 2.71)



Having radiator and UPVC double glazed window to rear aspect.

Main Bathroom



Having modern white three piece suite comprising; low centre flush wc, wash hand basin floating on a white high gloss vanity unit and deep double ended panelled bath with chrome mains fed shower over, glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a substantial landscaped, south facing plot, at this sought after residential address, sited within the renowned Littleover Community School catchment area. To the front is a block paved, gravelled fore court and driveway giving car standing space for approximately four cars, with a motorised roller shutter door, leading to a carport giving further car parking space. This in turn leads to the garage, measuring internally 4.86 x 3.01m,

having twin wooden garage doors, pitched tiled roof space, side personal door and supplied with power and light. The large south facing rear garden is professionally landscaped, enclosed by panelled fencing together with a screen of well trimmed hedging, laid to a shaped lawn with full width timber decked patio area, mature shrubs and trees. Steps lead to the rear of the property, which in turn accommodates a home office/entertainment room, measuring internally 4.09 x 2.31, having double glazed French doors, laminated wood effect floor, independent wifi, ceiling LED down lighters, power, light and television connection point. A further door adjacent leads to an open covered area with power and light with hot tub housing, together with a lean to/shed/store, cold water tap and security lighting.



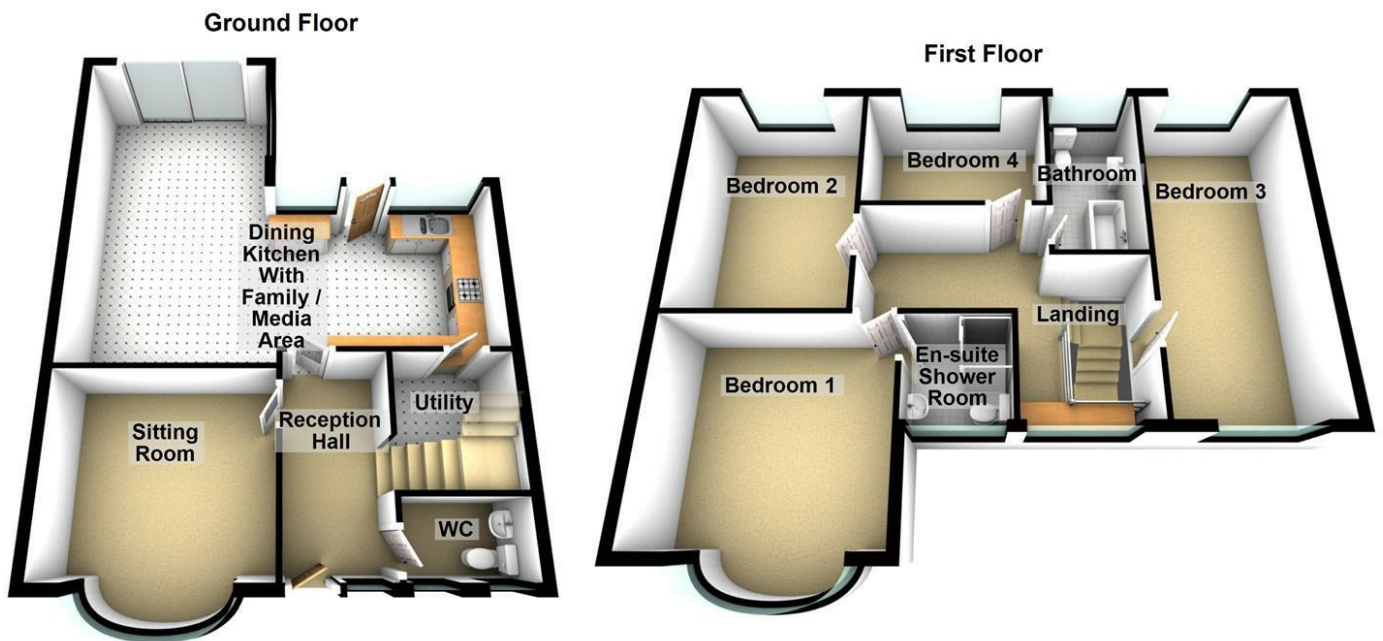
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

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