

## 3 Bed House - Semi-Detached

Price £280,000

📍 Witham Drive, Littleover, Derby, DE23 1QE



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A quite superb double fronted semi detached family home occupying a substantial south facing mature plot and situated in this highly regarded locality. This delightful well cared for property has been thoughtfully improved over the years and requires a full inspection to appreciate the location, size of accommodation, plot size and wealth of quality appointments on offer. There is also immense potential to improve / extend further (Subject to consents). Gas central heating together with UPVC double glazing. In brief; reception hall, charming sitting room with conservatory off (overlooking the garden), bay fronted dining room leading to a high specification kitchen boasting a range of integrated appliances, rear hallway and wet room off. On the first floor a landing leads to three bedrooms and bathroom with white three piece suite. Outside is a block paved off road car parking space and extensive rear garden with summerhouse. The property is sold freehold. Council tax band B. Energy rating C. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Reception Hall

Having UPVC opaque double glazed entrance door, radiator, full height cloaks cupboard and staircase to first floor.

## Sitting Room 16'11" x 10'7" (5.16 x 3.23)



Having a feature wooden fire surround with marble hearth and matching back plate, electric coal effect living flame fire, radiator, television connection point, coving to ceiling, two double wall light points, UPVC double glazed window to front aspect and UPVC double glazed French doors leading to the:-



## Conservatory 13'6" x 10'9" (4.14 x 3.29)



Having ceramic tiled floor, two double wall light points, UPVC double glazed windows with matching French doors to both front and side aspects, giving views and access over the substantial mature south facing rear garden.

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## Dining Room 12'2" x 10'0" (3.73 x 3.06)



Having a feature wooden fire surround, recessed coal effect living flame fire, natural wood floor, radiator, coving to ceiling, ceiling halogen down lighters and UPVC double glazed cant bay window to front aspect.



## Superior Fitted Kitchen 16'7" x 6'1" (5.06 x 1.86)



Having a full range of high gloss fitted wall,

base and drawer units with granite effect laminated working surfaces, inset Neff black glass four ring ceramic hob with built in electric fan assisted oven and grill, matching microwave oven, concealed dish washer and washing machine, integrated larder fridge and freezer, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, low level LED down lighting, understairs storage, radiator, UPVC double glazed windows to both side and rear aspects and door leading to:-



## Rear Hallway

Having radiator and UPVC double glazed doors to both aspects. A door leads to the:-

## Wet Room 6'11" x 6'6" (2.11 x 1.99)



Having a white low flush wc, wash hand basin nestling on a white high gloss vanity unit and walk in wet area with Mira electric shower, complimentary ceramic tiled splash backs, radiator, wall mounted combination

gas boiler and UPVC opaque double glazed window to rear aspect.

## First Floor Landing

With radiator, full height airing cupboard and UPVC double glazed window to rear aspect.

## Bedroom One 13'9" x 9'6" (4.21 x 2.92)



Having a range of built in bedroom furniture, natural wood floor, radiator and two UPVC double glazed windows to front aspect.



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## Bedroom Two 11'2" x 10'1" (3.42 x 3.09)



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

## Bedroom Three 8'8" x 7'1" (2.65 x 2.17)



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



## Bathroom



Having white three piece suite comprising; concealed flush wc and wash hand basin nestling into a vanity unit, panelled bath with electric shower over, complimentary ceramic part tiled walls, radiator and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a substantial well tended landscaped plot, at this sought after residential address. To the front is a privet hedged boundary, lawned fore garden, block paved off road car parking and full width paved area. A wooden access gate at the side leads to the substantial mature south facing rear garden, enclosed by trimmed privet hedging together with close panelled fencing, laid to a sweeping shaped lawn with raised patio area, shrubbed borders, cold water tap, garden and security lighting. A particular feature of the garden is the summer house, sited on timber decking, measuring externally 9.19 x

3.69m, having UPVC double glazed windows with French doors to front aspect and UPVC opaque double glazed door to side aspect.



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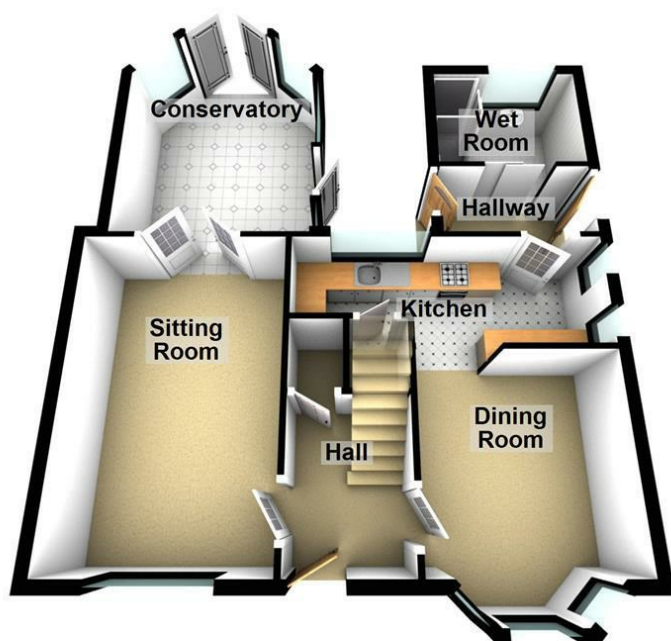


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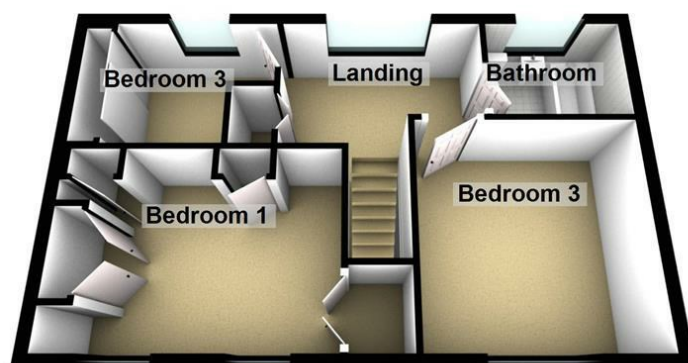
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(49-54)	E		
(35-48)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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