

# 4 Bed House - Semi-Detached

Price £330,000

 Vine Close, Littleover, Derby, DE23 3BX



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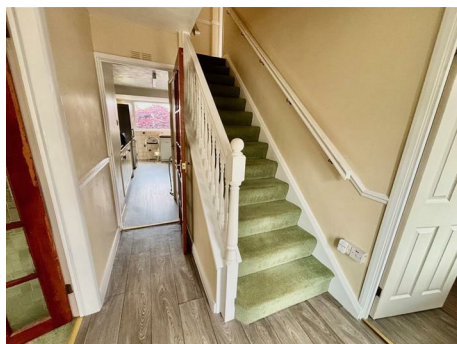
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A substantial traditional semi detached family home of 126 square metres offering versatile accommodation, situated in this highly sought after location in a quiet cul de sac position. A full inspection will reveal a well proportioned property offering immense potential to improve further. Benefiting from gas central heating together with UPVC double glazing. In brief; reception hall, bay fronted lounge / dining room, conservatory, kitchen. To the right hand side of the hallway is a family room / home office with ground floor shower room and utility room off (The family room and shower room could easily be utilised for a fifth bedroom or teenager / dependent relative annexe). On the first floor a landing leads to four bedrooms and bathroom with white suite. Outside is a two car forecourt and established south facing rear garden. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN. The property is freehold. Council tax band C. Energy rating C.

## Reception Hall



Having UPVC opaque double glazed entrance door with adjacent side light, wood grain effect laminate floor, radiator and staircase to first floor.



## Lounge / Dining Room 23'11" x 12'5" (7.30 x 3.80)



Having a television connection point, two radiators, UPVC double glazed window to front aspect and double glazed sliding patio doors to:-



## Conservatory 13'5" x 8'5" maximum (4.09 x 2.59 maximum)



Having a ceramic tiled floor, two radiators, UPVC double glazed windows with matching French doors to rear garden and door to:-

## Kitchen 13'3" x 8'0" (4.06 x 2.44)



Having a range of wall and base cupboards with laminated working surfaces, inset four ring ceramic hob with electric fan assisted oven and grill together with built in microwave, complimentary ceramic and

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melamine tiled splash backs, walk in pantry, door to conservatory and UPVC double glazed window to rear aspect.



**Family Room/Home Office 13'8" x 25'9" (4.17 x 7.85)**



Having a wood grain effect laminate floor, radiator, UPVC double glazed window to front aspect, door to utility room and UPVC opaque double glazed door to front aspect.

**Utility Room 12'0" x 4'0" extending to 10'1" (3.67 x 1.22 extending to 3.08)**

'L' shaped and having a range of wall and base cupboards, space and plumbing for automatic washing machine, Ideal wall mounted boiler, radiator and double glazed sliding patio doors to rear.

## Ground Floor Shower Room



Having modern white three piece suite comprising; low centre flush wc, wash hand basin with vanity unit and walk in tiled shower cubicle with chrome mains fed shower.

## First Floor Landing



With access to roof space (having pull down loft ladder) and built in storage cupboard.

**Principal Bedroom 21'1" x 9'4" (6.45 x 2.86)**



Having a range of built in wardrobes, two

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



**Bedroom Two 13'7" x 8'9" plus wardrobe depth (4.15 x 2.67 plus wardrobe depth)**



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

**Bedroom Three 12'9" x 10'11" (3.91 x 3.33)**



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

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## Bedroom Four 8'2" x 8'0" (2.49 x 2.44)



Converted into a study and having a range of built in cupboards, radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a delightful sought after cul-de-sac position, at this popular residential address and is sited on a mature established south facing plot. To the front is a block paved fore court giving car standing space for two cars, having adjacent mature specimen shrubs and trees. The south facing rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area, pathway, kitchen garden area, mature specimen shrubs and trees, cold water tap and garden lighting. Also included in the sale is the timber potting shed.



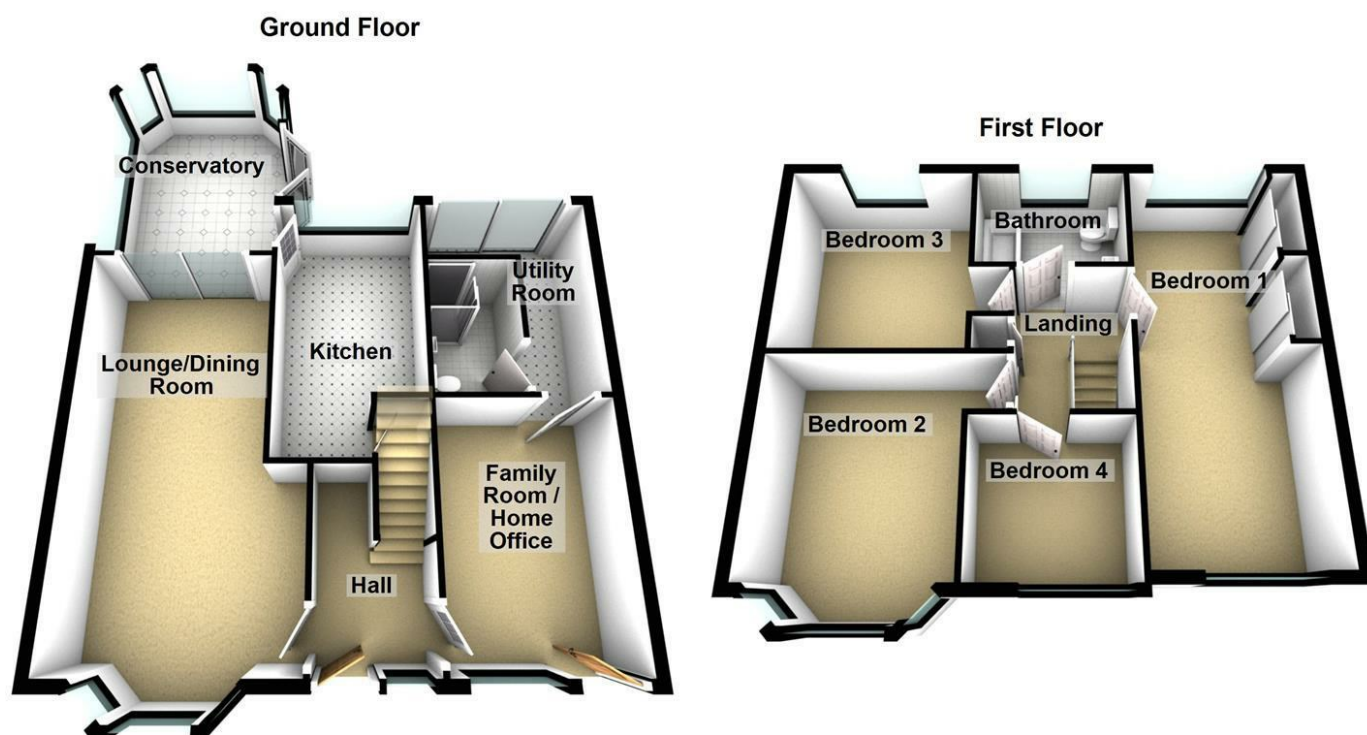
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         | 83        |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         | 74        |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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