

## 3 Bed House - Semi-Detached

Price £395,000

 Kings Drive, Littleover, Derby, DE23 6EU



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP



# 3 Bed House - Semi-Detached

# £395,000

 Kings Drive, Littleover, Derby, DE23 6EU

Take the video tour of without a doubt the best example of its type in the area. This truly stunning home requires a full inspection to appreciate the wealth of appointments on offer in this thoughtfully upgraded and extended high specification semi detached family home, occupying a sizeable professionally landscaped south facing plot in this sought after locality. Sited within the Littleover Secondary School catchment, this delightful house offers immense charm and character coupled with all of the trappings of modern living. Gas central heating together with UPVC double glazing. In brief; entrance porch, reception hall, guest's cloakroom / Wc, bay fronted sitting room, exceptionally well appointed dining kitchen with family area, side hallway. On the first floor a landing leads to three bedrooms and luxury bathroom with four piece suite. Outside, the property stands on a large landscaped mature plot with a two car driveway, garage and private rear garden. The property is sold freehold. Council tax band C. Energy rating D.

## Recessed Entrance Porch

With feature original Minton tiled floor.

## Reception Hall



Having original timber entrance door with stain and leaded light opaque panelled glass, matching side light, original Minton tiled floor, radiator and dog legged staircase to first floor.



## Guests Cloak Room/WC

Having white two piece suite comprising; concealed flush wc and corner wash hand basin nestling on a shaker style vanity unit with half panelled walls and wood grain effect laminate floor.

## Sitting Room 16'1" x 12'1" (4.91 x 3.70)



The focal point of the room being the recessed coal effect living flame fire, on a raised marble hearth with matching back plate, television and media connection points, picture rail, coving to ceiling, radiator and UPVC double glazed curved bay window to front aspect.

## Fitted Kitchen/Family/Media Area 22'0" x 18'4" (6.72 x 5.60)



Having a range of custom fitted soft close, shaker style wall, base and drawer units with chrome handles, feature quartz working surfaces with matching splash backs and central island unit incorporating a

dish washer and Belfast sink with hot and cold mixer tap, integrated black glass induction hob, Neff 'hide and slide' electric fan assisted oven and grill, matching microwave oven and grill, space for American style fridge freezer, wood grain effect laminate floor (enjoying underfloor heating), contemporary style radiator, three Velux double glazed sky lights, ceiling LED down lighters, ornate coving to ceiling, UPVC double glazed window to side aspect and double glazed bi-fold doors giving views and access over the private landscaped rear garden.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co.**  
EST. 2012  
MY PAD GROUP



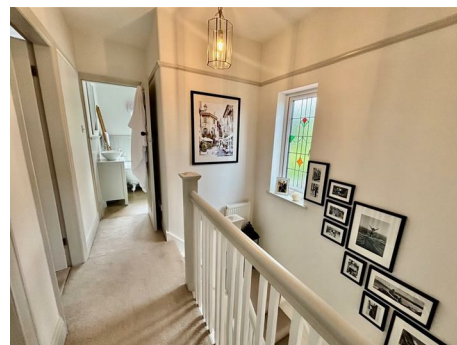
# 3 Bed House - Semi-Detached

£395,000

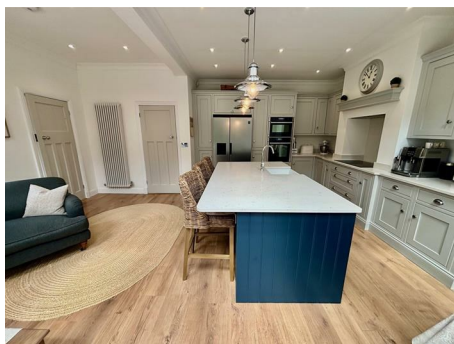
 Kings Drive, Littleover, Derby, DE23 6EU



## First Floor Landing



With access to roof space (having pull down loft ladder, the loft being boarded and supplied with light), radiator and UPVC double glazed window to side aspect.



## Principal Bedroom 14'4" x 12'0" (4.39 x 3.68)



Having a picture rail, radiator, feature wood panelling to wall and UPVC double glazed curved bay window to front aspect.

## Side Hallway

Having wood grain effect laminate floor, door to garage and UPVC double glazed door to rear garden.

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP



# 3 Bed House - Semi-Detached

# £395,000

 Kings Drive, Littleover, Derby, DE23 6EU



**Bedroom Two 12'4" x 11'11"**  
(3.78 x 3.64)



Having a range of quality built in wardrobes, feature wood panelling to wall, picture rail, radiator and UPVC double glazed window to rear aspect.



**Bedroom Three 7'5" x 6'11"**  
(2.27 x 2.11)



Having picture rail, radiator and and UPVC double glazed window to front aspect.

## Luxury Bathroom



Having a period style white four piece suite comprising; low flush wc, wash hand basin nestling on a feature marble top shaker style vanity unit, free standing claw footed slipper bath and walk in double shower with

fixed head mains fed drench shower together with hand held shower attachment, period style radiator, half panelled walls, complimentary ceramic part tiled walls with contrasting wood grain effect floor (having underfloor heating), ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.





# 3 Bed House - Semi-Detached

£395,000

 Kings Drive, Littleover, Derby, DE23 6EU

## Outside



The property stands with the renowned Littleover School catchment area and is sited on a sizeable professionally landscaped south facing plot. To the front is an open plan cobbled stone effect block paved driveway giving car standing space for two cars. Adjacent are mature scrubbed borders with a stone boundary wall. The driveway in turn leads to the attached brick garage, measuring internally 5.10 x 2.59m, having twin wood and glazed garage doors, internal personal door, built in double storage cupboard, space and plumbing for automatic washing machine, space for dryer and wall mounted Worcester combination gas boiler. The private south facing rear garden is enclosed by fencing and laid to a sweeping shaped lawn with feature full width porcelain patio area, deep filled mature shrugged borders, separate Indian sand stone sun terrace, raised planters, outside cold water tap, electric point and security lighting. Also included in the sale is the timber potting shed.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 3 Bed House - Semi-Detached

**£395,000**



Kings Drive, Littleover, Derby, DE23 6EU

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

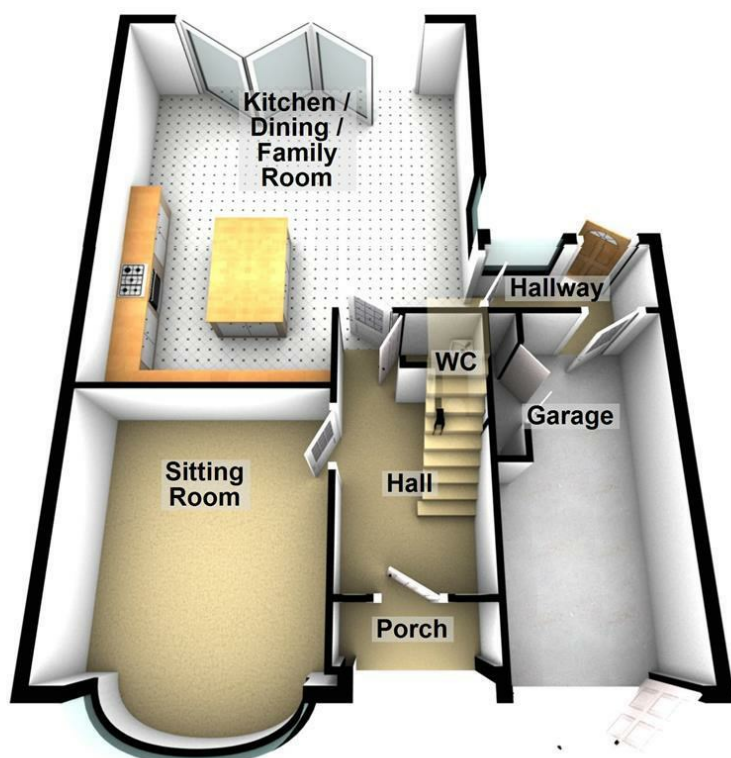


# 3 Bed House - Semi-Detached

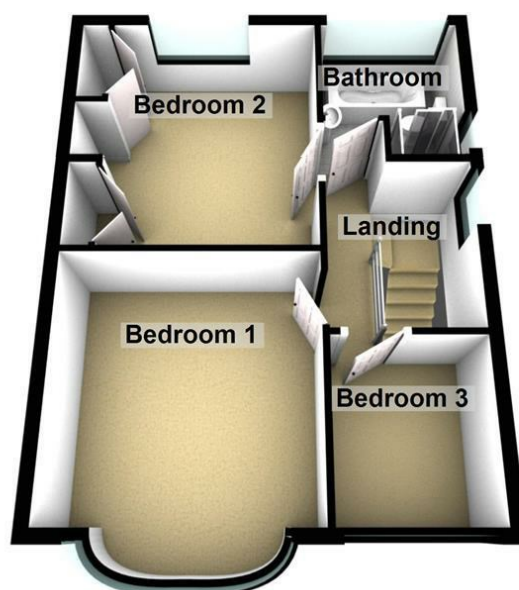
£395,000

 Kings Drive, Littleover, Derby, DE23 6EU

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A 92-100		82
B 81-91		
C 69-80		
D 55-68	67	
E 49-54		
F 41-48		
G 35-40		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP