

## 3 Bed House - Detached

Price £350,000

 Haven Baulk Lane, Littleover, Derby, DE23 4AD



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A quite superb traditional detached family home, sited within the renowned Littleover Community School catchment area, having been thoughtfully upgraded and extended to provide substantial high specification accommodation which must be viewed to appreciate the location, size of plot and living space together with a wealth of high specification appointments on offer, with one particular feature being the home office / garden room located in the sizeable landscaped rear garden. The property is sold freehold. Council tax band C. Energy rating. **SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN**

## Reception Hall



Having UPVC opaque double glazed entrance door, feature Karndean wood effect floor, radiator and staircase to first floor.

## Ground Floor WC



Having white two piece suite.

## Sitting Room 12'4" x 10'4" (3.78 x 3.15)



Having a feature Karndean wood effect floor, radiator, television and media connection points and UPVC double glazed square bay window to front aspect.



## Dining Kitchen/Family Media Room

## Family/Dining Area 16'6" x 11'2" (5.03 x 3.42)



Having a Karndean wood effect floor, radiator, television connection point, two radiators and UPVC double glazed windows. The dining area flows through to the:-

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**Fitted Kitchen 13'2" x 10'3"**  
(4.02 x 3.13)



Having a range of high gloss fitted wall, base and drawer units with wood grain effect working surfaces, wood grain effect Karnden floor, integrated four burner gas hob, electric fan assisted double oven and grill, canopy extractor hood with down lighter, concealed dish washer and washing machine, integrated larder fridge and freezer, UPVC double glazed window with adjacent UPVC double glazed French doors to rear garden.



## First Floor Landing

Having UPVC double glazed window.

**Principal Bedroom 24'6" x 10'0" maximum (7.49 x 3.05 maximum)**



Having a built in wardrobe, radiator, access to roof space (having pull down loft ladder, the loft being boarded and supplied with light) and UPVC double glazed window to rear aspect. A door leads to the:-



## Shower Room/En suite



Having modern contemporary white three piece suite with feature fixed head mains fed drench shower, radiator and UPVC double glazed window.

**Bedroom Two 12'7" x 10'4"**  
(3.84 x 3.16)



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



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## Bedroom Three 7'4" x 5'9" (2.24 x 1.76)

Having a radiator and UPVC double glazed window.

## Bathroom



Having modern contemporary white three piece suite with feature fixed head mains fed drench shower, ceramic tiled walls, contrasting floor, heated towel rail and UPVC opaque double glazed window.

## Outside



The property is sited within the renowned Littleover Community School catchment area, on a large well kept, professionally landscaped plot. To the front is a brick boundary wall with tarmac fore court parking with adjacent twin wooden access gates leading to a block paved driveway, offering further car standing space and leading to the detached garage (measuring internally 6.37 x 2.57m). The rear garden is

professionally landscaped, enclosed by close panelled fencing, laid to a sweeping shaped lawn with block paved patio area, pathway, further block paved terracing with mature shrubs and trees. A particular feature of the garden is the brick built summer house/home office, measuring internally 4.65 x 3.14m, having power and light, laminated floor with UPVC double glazed French doors and windows.



## Garden Room



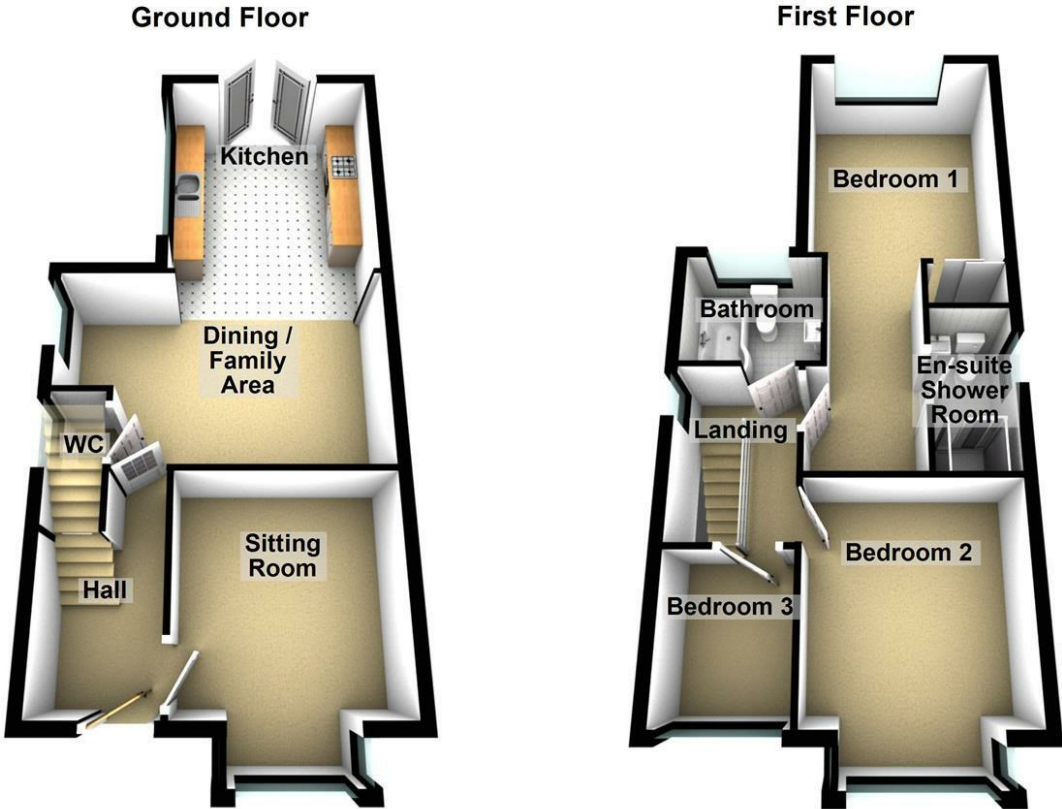
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A                                           |         |           |
| B                                           |         |           |
| C                                           |         |           |
| D                                           |         |           |
| E                                           |         |           |
| F                                           |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |