2 Bed House - Semi-Detached

Price £215,000

📍 Daubenton Way, Littleover, Derby, DE23 4DD
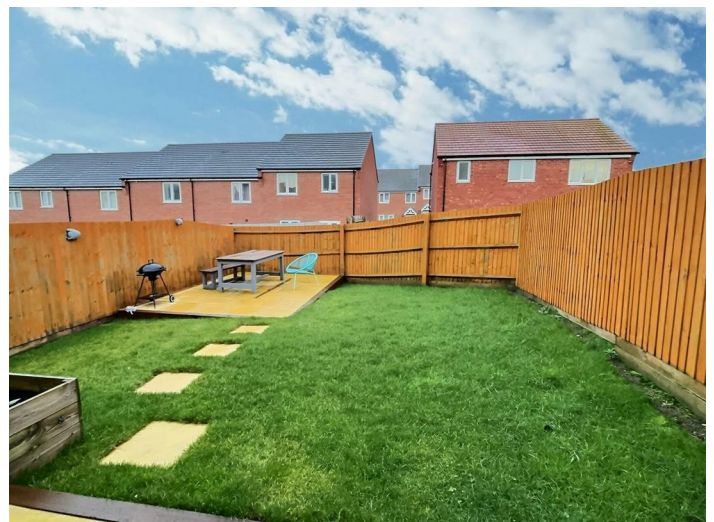
My Pad
EST. 2012
PHILLIPS AND CO.

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Smart and stylish well presented modern semi detached home occupying a sizeable landscaped plot and sited within the renowned Littleover community school catchment at this popular address. This high specification property benefits from gas central heating together with UPVC double glazing. In brief; reception hall, sitting room, well equipped dining kitchen, guest's cloakroom / Wc. On the first floor a landing leads to two bedrooms and bathroom with white suite. Outside are two car parking spaces and established gardens. Freehold. Council tax band B. Energy rating B.

Canopied Storm Porch
To:-

Reception Hall
Having composite and opaque double glazed entrance door, radiator, BT connection point and staircase to first floor.

Sitting Room 15'7" x 9'5" (4.77 x 2.88)

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

Dining Kitchen 12'7" x 10'11" (3.86 x 3.33)

Having a range of modern soft close fitted wall, base and drawer units with laminated working surfaces, complimentary ceramic tiled splash backs with contrasting vinyl floor, inset Smeg stainless steel four burner gas hob with matching electric fan assisted oven and grill, glass splash back and canopy extractor hood with down lighter, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, integrated larder fridge and freezer, space and plumbing for automatic washing machine, ceiling LED down lighters, radiator, concealed Ideal Logic wall mounted combination gas boiler, television connection point, UPVC double glazed window and adjacent door giving views and access over the sizeable landscaped rear garden.
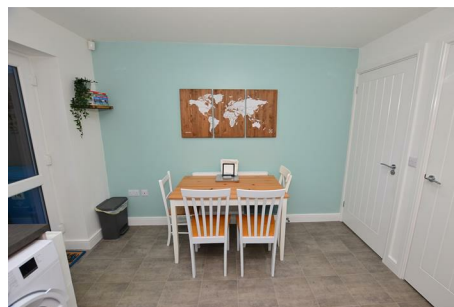
Guests Cloak Room/WC

Having modern white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with tiled splash backs, contrasting vinyl floor, radiator and ceiling extractor fan.

First Floor Landing
With access to roof space (having pull down loft ladder, the loft being partially boarded) and radiator.

Bedroom One 12'9" x 10'3" maximum (3.90 x 3.13 maximum)

Having sizeable built in wardrobe, radiator, television connection point and UPVC double glazed window to rear aspect.

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Bedroom Two 10'7" x 9'3" (3.23 x 2.82)

Having recessed built in wardrobe, television connection point, radiator and UPVC double glazed window to front aspect.

Bathroom

Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and panelled bath with chrome mains fed shower over, complimentary ceramic tiled splash backs with contrasting vinyl floor, chrome and glass shower screen, white enamel heated towel rail, shaver socket, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.
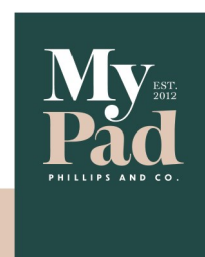
Outside

The property occupies a private off road position at this popular residential address and is sited on a sizeable mature landscaped south easterly facing plot. To the front is a block paved fore court with open plan lawned fore garden, having deep filled mature shrubbed borders. An adjacent tarmac driveway gives car standing space for approximately two cars, with a wooden access gate in turn leading to the landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with Cotswold style patio area, separate sun terrace, cold water tap, garden and security lighting.

Please Note
For added security purposes, a burglar alarm system has been installed.
The yearly management charges are £130 per annum.

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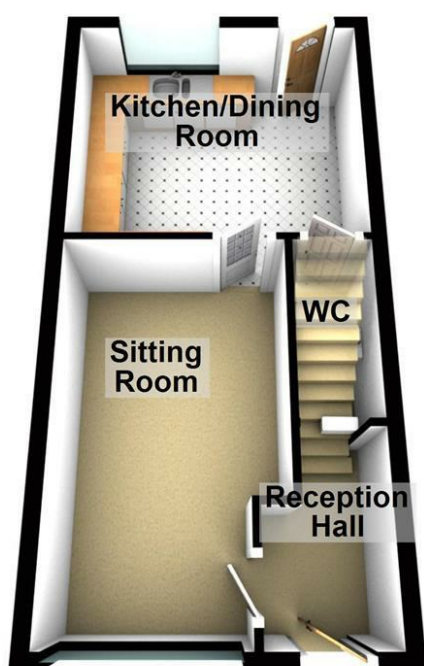
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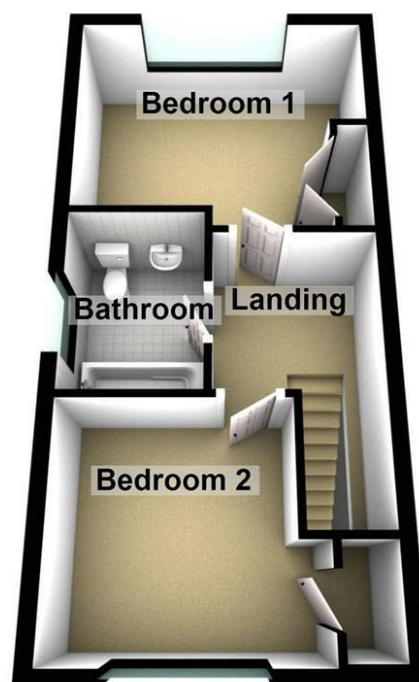📍 Daubenton Way, Littleover, Derby, DE23 4DD

Ground Floor

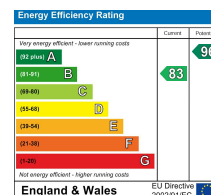Kitchen/Dining Room

WC

Sitting Room

Reception Hall

First Floor

Bedroom 1

Bathroom Landing

Bedroom 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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