

4 Bed House - Detached

Price £455,000

 Swanmore Road, Littleover, Derby, DE23 3SY



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. A delightful executive detached family home of some 121 square metres, occupying a superb landscaped plot and sited at this sought after enclave within the highly aspirational Littleover Community School catchment. A full inspection will reveal a well cared for property having been thoughtfully upgraded throughout time to include a useful home office / summer house located to the rear of the garden. In brief; imposing reception hall, guest's cloakroom / Wc, light and spacious dual aspect sitting room with separate dining room, well equipped breakfast kitchen with utility room off. To the first floor a galleried landing leads to four bedrooms (the principal bedroom having quality built in wardrobes and shower room en-suite) and main bathroom. Outside are established gardens together with a driveway leading to a sizeable garage with partially converted music / family room. The property is sold freehold. Council tax band E. Energy rating C.

Wide Reception Hall 11'5" x 7'10" (3.48 x 2.40)



Having composite and opaque double glazed entrance door, laminated floor, radiator, UPVC double glazed window and dog legged staircase to first floor.

Guest's Cloakroom / Wc



Having modern white two piece suite with UPVC opaque double glazed window.

Sitting Room 19'10" x 11'10" (6.06 x 3.61)



Having feature fire with surround, two radiators, UPVC double glazed window, television and media connection points and UPVC double glazed French doors giving views and access over the the private landscaped rear garden.



Dining Room 11'7" x 9'8" (3.54 x 2.96)



Having laminate floor, radiator and UPVC double glazed window.



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Well Equipped Breakfast Kitchen 11'6" x 10'5" (3.53 x 3.20)



Having a range of shaker style wall and base cupboards, inset stainless steel five burner gas hob with electric fan assisted oven and grill, integrated dish washer, ceiling LED down lighters, laminated working surfaces with matching breakfast bar, radiator and UPVC double glazed window to rear aspect.



Utility Room 7'10" x 4'9" (2.40 x 1.47)



Having fitted base cupboard with laminate working surface, Worcester combination gas boiler, space and plumbing for automatic washing machine and UPVC double glazed door and window.

First Floor

Landing



With radiator, access to roof space and UPVC double glazed window.

Principal Bedroom 13'2" x 12'4" (4.03 x 3.77)



Having built in wardrobes, radiator and UPVC double glazed window.

Shower Room En-Suite



Having white three piece suite with drench shower together with hand held attachment, chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window



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Bedroom Two 12'5" x 10'3" (3.79 x 3.14)



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

Bedroom Three 10'4" x 7'4" (3.17 x 2.25)



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



Bedroom Four 9'0" x 7'4" maximum (2.76 x 2.26 maximum)



Having laminate floor, radiator and UPVC double glazed window.



Main Bathroom 9'1" x 6'9" (2.77 x 2.07)



Having a modern white three piece suite with chrome drench shower together with

hand held shower attachment, tiled splash backs, chrome heated towel rail, full height airing/storage cupboard, ceiling LED down lighters with extractor fan and UPVC opaque double glazed window.

Outside



The property stands on a landscaped south westerly facing plot at this sought after residential address, located within the renowned Littleover Community School catchment. To the front is an open plan lawned fore garden with established trees with an adjacent tarmac fore court giving car standing space for approximately three cars and leading to the detached double brick garage, measuring internally 4.86 x 5.13m, reducing to 2.47m and having a fitted work bench, pitched roof space, feature electronic motorised roller shutter door and supplied with power and light (please note a portion of the garage has been previously partitioned to provide a separate music room accessed via a separate external door. The music room measures internally 2.40 x 2.26m and is supplied with power and light (this can easily be reconfigured to provide the full double garage).

To the side of the property, a pathway leads to the delightful private south westerly facing rear garden, enclosed by close panelled fencing, laid out sweeping lawns with full width Cotswold style patio area and deep filled mature shrubbed borders, electric point, cold water tap and security lighting. A timber decked pathway in turn leads to the:-

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Home Office / Summer House 11'1" x 9'9" (3.39 x 2.99)



Offering a variety of uses to include a home office/gym/games room or summer house and having UPVC double glazed French doors with adjacent windows and supplied with power and light.

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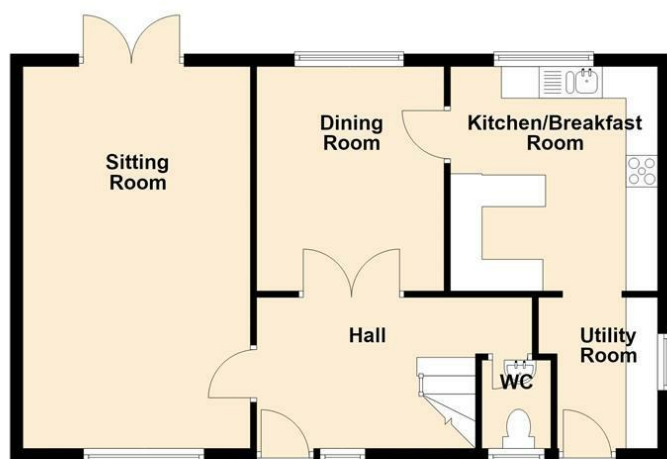
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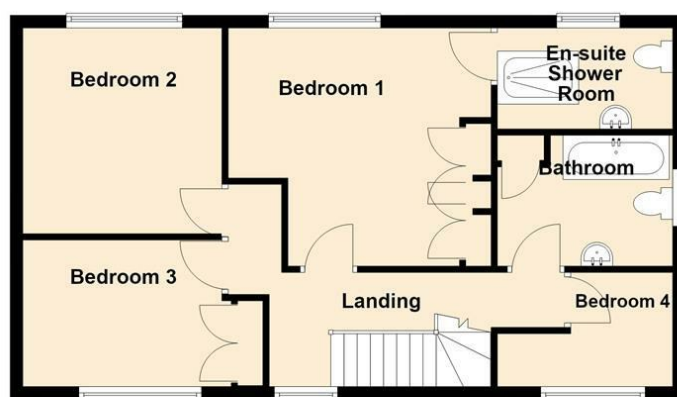
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Total energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		72	83
EU Directive 2002/91/EC			

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