

3 Bed House - Detached

Price £299,950

 Dennis Close, Littleover, Derby, DE23 4BP



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
HY-PAD GROUP

3 Bed House - Detached

£299,950

 Dennis Close, Littleover, Derby, DE23 4BP

IMMEDIATE POSSESSION - NO UPWARD CHAIN. Brought to the market for the very first time is this delightful thoughtfully extended detached family home occupying a sizeable mature plot and sited within the renowned Littleover Community School catchment. Light and spacious throughout and offering immense potential to improve further, this gas centrally heated and UPVC double glazed house briefly comprises; entrance porch, reception hall, sizeable living room, separate dining room, breakfast kitchen. To the first floor a landing leads to three bedrooms, separate Wc and bathroom. Outside is a garage, parking and established garden. The property is sold freehold. Council tax band C. Energy rating.

Recessed Entrance Porch

Having UPVC opaque double glazed entrance door, to:-

Reception Hall



Having multi paned internal door, radiator, deep understairs storage cupboard and staircase to first floor.

Sitting Room 21'10" x 10'5" (6.67 x 3.18)



Having a feature fire surround, two wall light points, television connection point, two radiators, UPVC double glazed bow window to front aspect and twin butler doors to:-

Dining Room 10'4" x 6'9" (3.17 x 2.07)



Having a radiator, double glazed sliding patio door to rear garden and open arch to:-

Breakfast Kitchen 15'6" x 11'1" (4.74 x 3.38)



Having a range of wall and base cupboards, free standing electric cooker, part tiled walls, storage cupboard, space and



www.phillipsandco.co.uk | 01332 40 25 25

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

3 Bed House - Detached

£299,950

 Dennis Close, Littleover, Derby, DE23 4BP

plumbing for automatic washing machine, radiator, wall mounted boiler, double glazed window to rear aspect and UPVC double glazed door to side aspect.



First Floor Landing



With UPVC opaque double glazed window to side aspect and access to roof space.

Bedroom One 13'0" x 10'6" (3.97 x 3.21)



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



Bedroom Two 10'4" x 8'8" (3.16 x 2.65)



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



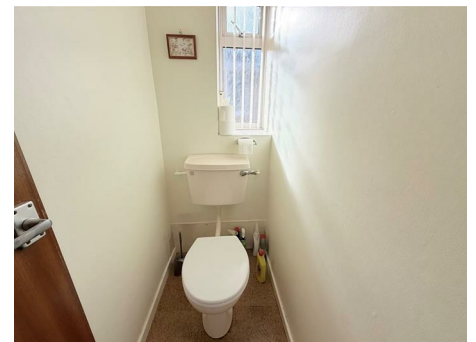
Bedroom Three 11'2" x 7'6" (3.41 x 2.29)



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



Separate WC



Having low flush wc with opaque double glazed window.

www.phillipsandco.co.uk | 01332 40 25 25

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

3 Bed House - Detached

£299,950

 Dennis Close, Littleover, Derby, DE23 4BP

Bathroom



Having modern two piece suite with electric shower over bath, tiled walls, radiator, airing cupboard and UPVC opaque double glazed window to side aspect.



Outside



To the front of the property is an open plan lawned fore garden with an adjacent tarmac driveway giving car standing space for two cars and leading to the part integral brick garage, measuring internally 5 x 2.41m, having up and over door and supplied with power and light. To the side of the property a pathway and wrought iron access gate lead to the rear garden, laid to a shaped lawn with shrubbed borders, pathway, timber potting shed and patio sun terrace.

www.phillipsandco.co.uk | 01332 40 25 25

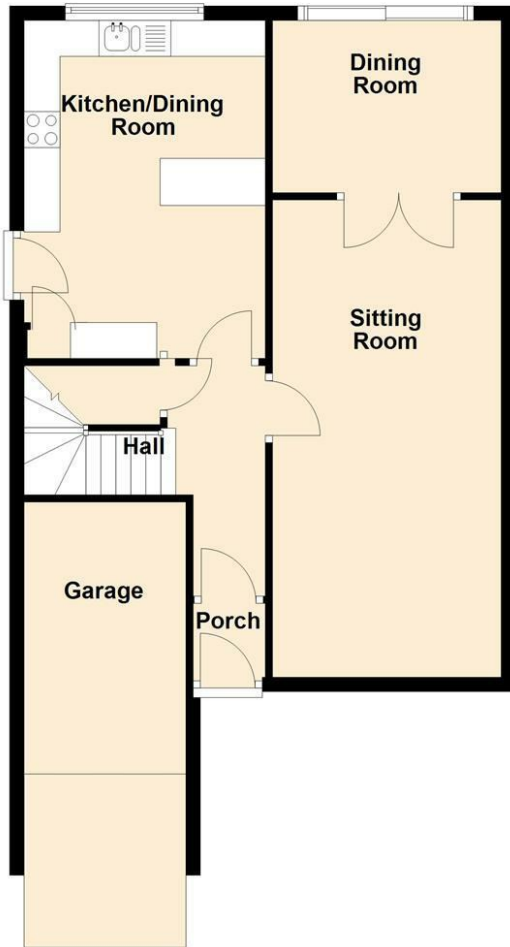
**Phillips
& Co.**
EST. 2012
MY PAD GROUP

3 Bed House - Detached

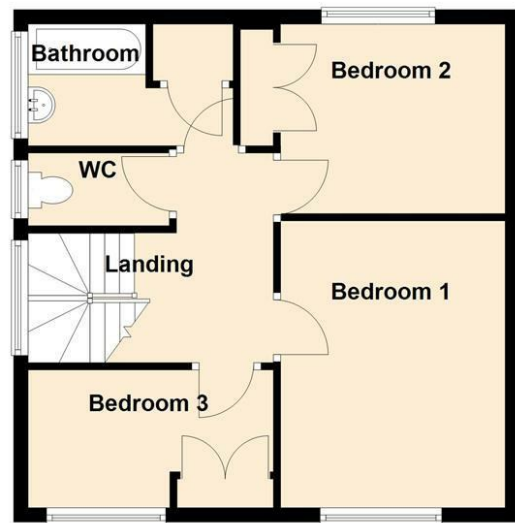
£299,950

 Dennis Close, Littleover, Derby, DE23 4BP

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		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC

www.phillipsandco.co.uk | 01332 40 25 25

