



## 19 Sedgemoor Way, Littleover, Derby, DE23 3YX

**No Onward Chain**  
**£425,000**



**NO ONWARD CHAIN.** Situated within the heart of Heatherton Village, this is a well appointed four bedroom detached house which benefits from gas central heating, double glazing and gardens to both the front and rear.



# 19 Sedgemoor Way, Littleover, Derby, DE23 3YX

No Onward Chain £425,000



Internally the spacious accommodation briefly comprises an entrance hall with ground floor cloakroom and staircase leading to the first floor as well as a personal door to the garage. The ground floor has a lounge with bay window overlooking the front elevation and feature fireplace and there is a dining room, dining kitchen with integrated appliances and ground floor utility with door to the rear. To the first floor are four good sized bedrooms, the master bedroom with en-suite and family bathroom.

Outside the property benefits from a lawned garden to the rear with well stocked borders and to the front there is a garden, driveway and access to a garage.

Heatherton Village is a highly sought after residential location a short distance from the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The village of Littleover itself, situated close by, has a further range of all facilities you would expect from a village centre.

The property is situated within the catchment area of Littleover Community School which is a highly sought after secondary school and the property is also within walking distance of private schools if desired by a family purchaser.

This sale represents an ideal opportunity to acquire a delightful family home which should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

With double radiator, staircase leading to the first floor and personal door to the garage.

### GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin and radiator and frosted double glazed window.

### LOUNGE

10'8" x 16' (3.25m x 4.88m)

(Measurement taken to the centre of the bay window)

With a walk in double glazed window to the front elevation, feature fireplace with coal effect gas fire, two radiators and double doors leading to the:

### DINING ROOM

8'4" x 11'3" (2.54m x 3.43m)

With lobby area, double glazed French doors leading to the rear garden and radiator.

### DINING KITCHEN

9'4" x 11'1" (2.84m x 3.38m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and enclosed extractor over. The kitchen benefits from a stainless steel sink unit with sink beneath a double glazed window overlooking the garden and there is appliance space, useful kitchen drawers, glass display cabinet, radiator and space for a small dining table.

## UTILITY ROOM

4'9" x 8'4" (1.45m x 2.54m)

With a range of complementary work surface/preparation areas, wall and base cupboards, appliance space, radiator, double glazed door to the rear elevation and wall mounted boiler providing domestic hot water and central heating.

## TO THE FIRST FLOOR

### LANDING

With access to the loft, radiator and airing cupboard with hot water tank.

### BEDROOM ONE

14'1" x 10'10" (4.29m x 3.30m)

(Maximum measurement)

With double glazed window to the front elevation, radiator and fitted wardrobes.

### EN-SUITE

With low level WC, wash hand basin, shower cubicle with shower, radiator and frosted double glazed window.

## BEDROOM TWO

12' x 8'6" (3.66m x 2.59m)

With double glazed window to the rear elevation, radiator and fitted wardrobe.

## BEDROOM THREE

8'10" x 9'1" (2.69m x 2.77m)

With double glazed window to the rear elevation and radiator.

## BEDROOM FOUR

8'10" x 7' (2.69m x 2.13m)

With double glazed window to the rear and radiator.

## BATHROOM

7'2" x 6'4" (2.18m x 1.93m)

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath, complementary tiling, frosted double glazed window, electric shaver point and radiator.

## OUTSIDE

Outside the property benefits from a lawned garden to the rear which has a range of well stocked borders.



To the front of the house there is a garden and driveway with access to a:

**GARAGE**

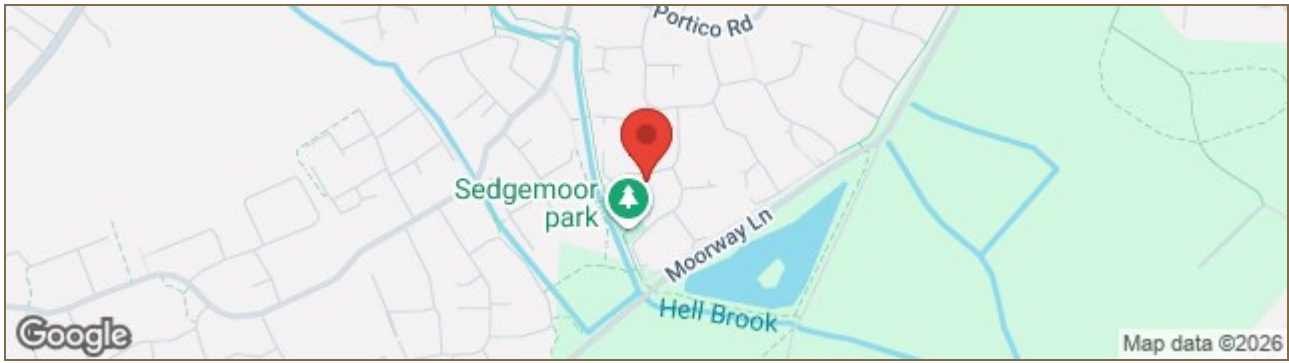
8' x 17'3" (2.44m x 5.26m)

With up and over door, power and light.





## Road Map



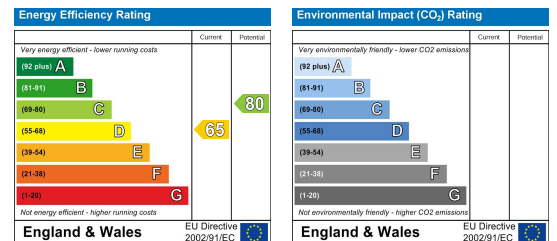
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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