

BRETBY SQUARE, LITTLEOVER, DERBY

PRICE £190,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO BRETBY SQUARE

NO CHAIN, LANDSCAPED GARDEN WITH TIMBER BAR, CUL-DE-SAC POSITION – Positioned at the end of a cul-de-sac in the popular area of Littleover, this well-presented two double bedroom mid-terrace home offers an excellent opportunity for first-time buyers looking to step onto the property ladder. Combining well-planned accommodation with an impressive outdoor setting, the property has been thoughtfully maintained and is ready to move straight into.

The comfortable lounge provides an ideal space for everyday living, while the contemporary kitchen is fitted with high gloss units and integrated appliances, offering both practicality and modern style. Outside, the landscaped rear garden has been designed for relaxing and entertaining, featuring a large decked seating area, ornamental pond, artificial lawn and a covered timber bar that creates a fantastic focal point. A powered workshop/garage, brick-built shed and driveway providing off-road parking further enhance this appealing home, which is offered for sale with the added advantage of no onward chain.

THE DETAIL

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An entrance hallway provides access into the main living accommodation. The lounge offers a comfortable living space with laminate flooring and a useful built-in storage cupboard, creating a practical room for everyday living.

Situated at the rear of the property, the kitchen is fitted with an attractive range of high gloss grey wall and base units complemented by tiled splashbacks. Integrated appliances include an oven with separate grill and a five-ring gas hob, while a one and a half bowl sink and drainer is positioned beneath a window overlooking the rear garden. A generous understairs storage cupboard provides additional storage, and a door leads directly onto the garden.

The first floor offers two genuine double bedrooms, with the front bedroom being particularly generous in size and providing ample space for freestanding furniture. The second bedroom is also a comfortable double, making it ideal as a guest bedroom, home office or nursery. The accommodation is served by a bathroom fitted with a three-piece suite.

A particular highlight of the property is the landscaped rear garden, designed with low maintenance in mind. It features pebble borders, an ornamental pond, artificial lawn and a substantial decked entertaining area. The covered timber bar provides an excellent space for social occasions, while a brick-built shed benefits from power. The adjoining workshop/garage also has power and lighting, with access available from both the front and rear, making it ideal for storage, hobbies or those

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requiring additional workspace. To the front of the property, a driveway provides off-road parking.

Littleover is a highly regarded residential area offering a wide range of everyday amenities. A selection of shops and convenience stores are available nearby on Stenson Road, while Derby Moor Spencer Academy is within easy reach. The property is also well positioned for Rolls-Royce, the Royal Derby Hospital and Derby City Centre, making it an excellent choice for commuters. Excellent transport links and nearby green spaces further enhance the appeal of this convenient location.

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NOBODY GETS OUTLIVE



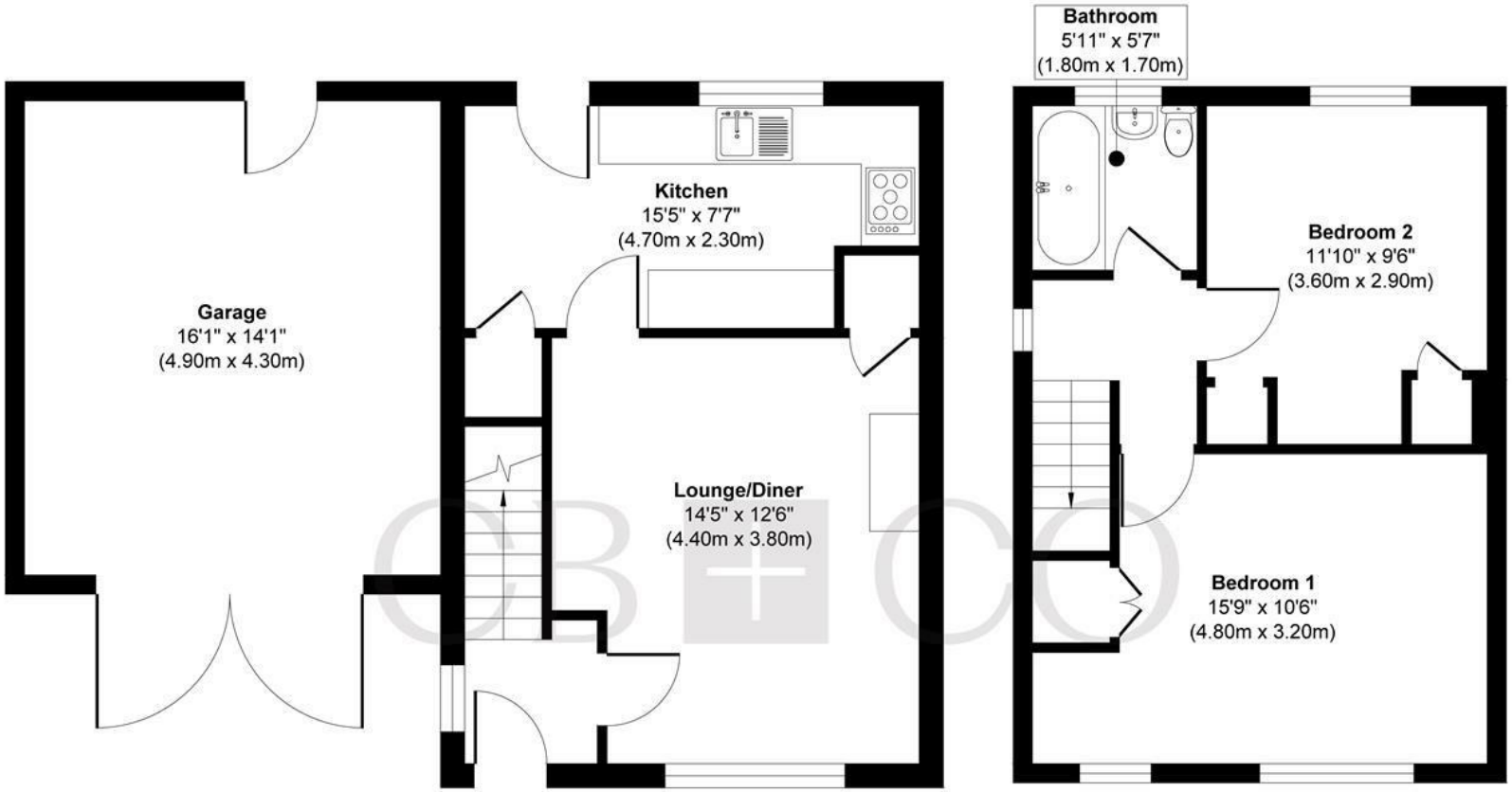





Veni, Vidi, Bibi.


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LC15782

Bretby Square, Littleover, Derby, DE23 2PF



Ground Floor
Approximate Floor Area
570 sq. ft
(53.03 sq. m)

First Floor
Approximate Floor Area
344 sq. ft
(31.96 sq. m)

Approx. Gross Internal Floor Area 914 sq. ft / 84.99 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

893.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

A

- Two Well-Proportioned Double Bedrooms
- Modern High Gloss Kitchen With Integrated Appliances
- Spacious Lounge With Built-In Storage Cupboard
- Landscaped Rear Garden, Large Decked Seating Area
- Ornamental Pond And Artificial Lawn, Covered Timber Bar
- Large Workshop/Garage With Power And Lighting
- Front Driveway Providing Convenient Off Road Parking
- Ideal For First Time Buyers
- No Upward Chain
- Fully Boarded Loft

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
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