4 Bed House - Detached

Price £495,000

Regency Close, Littleover, Derby, DE23 1TR







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

Phillips & Co. EST. 2012 MY PAD GROUP

4 Bed House - Detached

£495,000

Regency Close, Littleover, Derby, DE23 1TR

Occupying arguably the best position at this sought after enclave is this imposing superior Redrow built executive detached family home, brought to the market for the first time in over thirty years. This delightful property has been the subject of a comprehensive extension and upgrade programme over time and offers immense potential to improve or extend further (Subject to local authority planning consents) sited on a well tended mature landscaped plot with ample car parking and detached double garage. In brief; imposing reception hall, charming sitting room, study / home office, separate dining room, well equipped kitchen. A light and spacious full span sun room enjoys views and access over the private rear garden. To the first floor a galleried landing leads to four bedrooms (Principal bedroom with shower room en-suite) and family shower room. The property is sold freehold. Council tax band F. Energy rating D.

Canopied Storm Porch
To:-

Reception Hall
Having composite and opaque double glazed entrance door, radiator, full height cloaks cupboard and staircase to first floor.

Guests Cloak Room/WC



Having modern white two piece suite, radiator and UPVC double glazed window to side aspect.

Home Office 9'10" x 6'11" (3 x 2.12)



Having radiator and UPVC double glazed window to front aspect.

Sitting Room 22'6" x 12'7" plus recess (6.88 x 3.84 plus recess)



Having feature inglenook style fire surround with coal effect living flame fire, two radiators, television and media connection points, double glazed sliding patio doors to conservatory, two double wall lights points and UPVC double glazed square bay window to front aspect.



Dining Room 10'9" x 10'7" (3.29 x 3.25)



Currently used as a second sitting room and having a radiator and UPVC double glazed Frech doors to the conservatory.

Breakfast Kitchen 13'10" x 9'8" (4.24 x 2.95)



Having a range of light oak wall and base cupboards, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill space for dishwasher, complimentary ceramic tiled spalsh backs with contrasting tiled floor, radiator, ceiling LED down lighters and two UPVC double glazed windows.

4 Bed House - Detached

£495,000

Regency Close, Littleover, Derby, DE23 1TR



Utility Room 6'4" x 5'0" (1.94 x 1.54)

Having fitted base cupboard, wall mounted boiler, space and plumbing for automatic washing machine, radiator and composite and opaque double glazed door to side aspect.

Sun Lounge 22'11" x 12'11" reducing to 10'0" (7 x 3.94 reducing to 3.07)



'P' shaped and having a radiator, ceiling LED down lighers, UPVC double glazed windows and French doors giving views and access over the private mature rear garden.



First Floor Landing



With radiator , access to roof space (having pull down loft ladder, the loft being boarded) and airing cupboard (housing the pre insulated cylinder).

Principal Bedroom 15'8" x 13'6" (4.79 x 4.13)



Having a range of built in bedroom furniture, radiator and two UPVC double glazed windows. A door leads to the:-



Bathroom/En Suite 8'5" x 5'9" (2.59 x 1.77)



Having a modern white four piece suite with tiled walls and floor, chrome heated towel rail, ceiling LED down lighters and UPVC double glazed window.

Bedroom Two 12'8" x 11'0" maximum (3.88 x 3.37 maximum)



Having a radiator and UPVC double glazed window.

Bedroom Three 12'8" x 8'10" (3.88 x 2.70)



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

4 Bed House - Detached

£495,000

Regency Close, Littleover, Derby, DE23 1TR

Bedroom Four 8'7" x 7'7" (2.62 x 2.32)



Having radaitor and UPVC double glazed window.

Shower Room



Having a modern white three piece sutie with walk in double shower, tiled walls and floor, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.

Outside



The property is situated in this sought after cul-de-sac position, sited on arguably one of the best plots, facing south west. To the front is a mature fore garden with tarmac driveway giving car standing space for approximately six cars, which in turn leads to the detached double brick garage. The garage measures internally 5.29 x 5.20, having electronic motorised roller shutter door, side personal door, pitched tiled roof space and supplied with power and light. To the side of the property a wrought iron access gate and pathway leads to the delightful mature rear garden, enclosed by panelled fencing together with a screen of mature shrubs, laid to a shaped lawn with patio area, cold water tap, garden and security lighting.



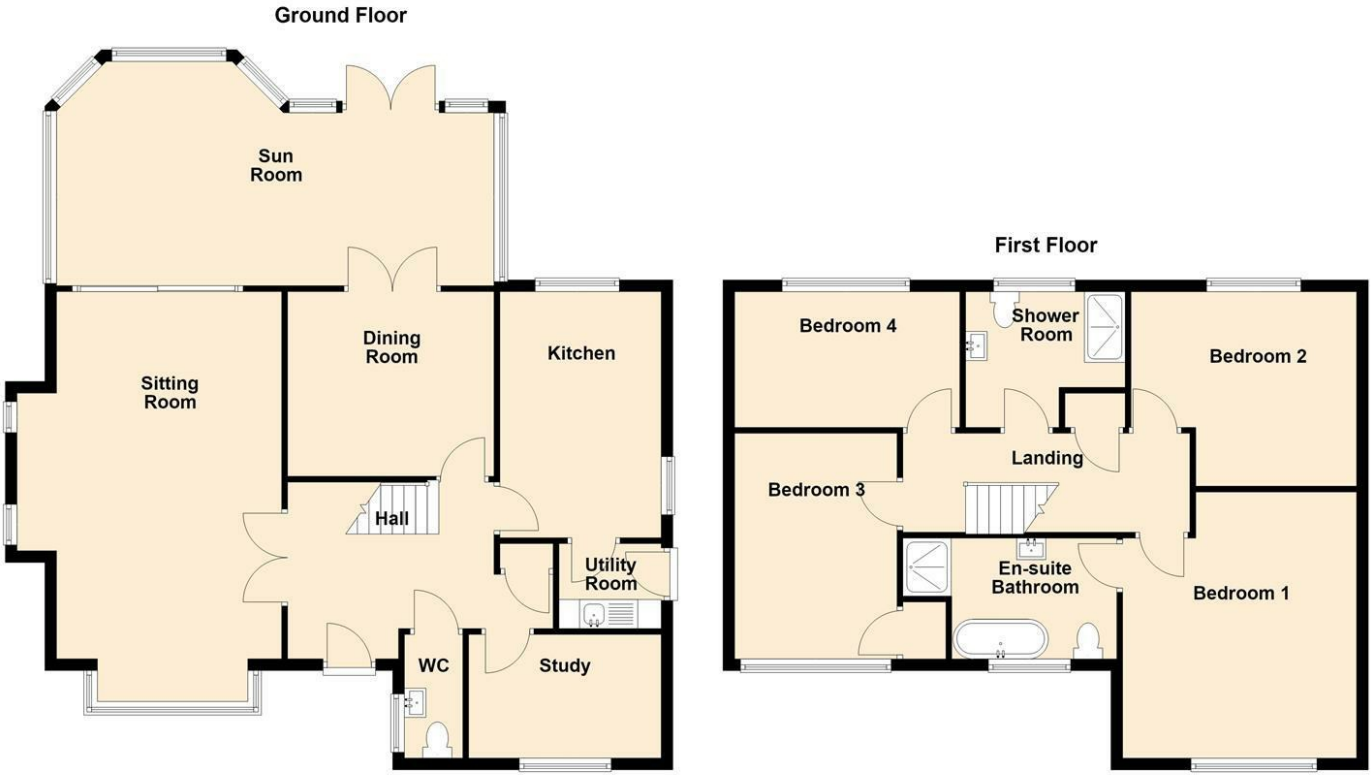


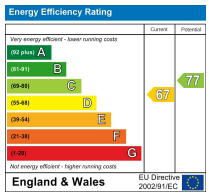


4 Bed House - Detached

£495,000

Regency Close, Littleover, Derby, DE23 1TR





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.