Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

36a Park Lane, Littleover, Derby, DE23 6FX

Offers In The Region Of £675,000

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A luxury new build residence of superb design providing substantial accommodation over three floors featuring a magnificent living dining kitchen, six bedrooms, two en-suites and heated by an Air-Source Heat Pump also with an EV Charger.

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This highly impressive new build home enjoys a mature and established position within the heart of Littleover village and within catchment for the reputable Littleover Community School.

The sale of this stunning home should be of particular interest to large families looking for quality and spacious accommodation in a superb sought after location.

Entering the property into a large formal hallway with feature glazed balustrade staircase, all ground floor rooms are approached from here including two reception rooms, a guest cloakroom WC, two reception rooms, living dining kitchen and garage.

The first floor has an equally impressive landing feeding off to four double bedrooms, two with en-suites and main family bathroom.

To the second floor are a further two bedrooms, study or games room along with a WC.

Externally there is a block paved driveway leading to an integral garage with an electric roller shutter door. To the rear is a highly private enclosed garden with full width patio leading onto a lawn.

The property enjoys an established position moments away from the vibrant village centre of Littleover with all day to day required amenities and services including a grocery store, popular public houses and café, primary school and doctors surgery. Also within Littleover are a choice of private schooling along with the reputable Community School on nearby Pastures Hill.

Also with close proximity is Derby city centre, Derby Royal Hospital, A38 and A50 road networks connecting to the M1 motorway, East Midlands Airport and Parkway rail station with direct trains to London.

GENERAL

Oak Internal Doors
Large Porcelain Tiles
To be Carpeted in Reception Rooms & Bedrooms Oak & Glass Balustrade to Hall, Stairways and Landings UPVC double glazed windows Composite Front Door Two Pairs of Bi-Folding Patio Doors Internal Power Sockets with USB A & C

KITCHEN

All AEG cooking Appliances
Electric Oven
Combination Oven and Warming Drawer
Five Burner Gas Hob & Glass Extractor Fan
Full Height Fridge & Freezer Washing Machine
Dishwasher Granite Work Surfaces & Breakfast Bar

BATHROOMS
Contemporary Styled Suites
Tiling to Floor & Walls
Mains Fed Showers
Vanity Units to Sinks
Illuminated Mirrors

HEATING
Air Source Heat Pump
Traditional Radiators

OUTSIDE
Block Paved Driveway
EV Charger
Front & Rear Power Sockets
Front & Rear Water Taps
External PIR Sensor Lighting
Electric Roller Shutter Garage Door

ACCOMMODATION

GROUND FLOOR

HALLWAY
17'7" x 8'5" (5.36m x 2.57m)

LOUNGE
17'9" x 9'10" (5.41m x 3.00m)

LIVING ROOM
13'7" x 11'10" (4.14m x 3.61m)

CLOAKROOM WC
5'1" x 4'10" (1.55m x 1.47m)

LIVING DINING KITCHEN
32'11" x 17'6" reducing to 11'8" (10.03m x 5.33m reducing to 3.56m)

FIRST FLOOR

LANDING
21'8" x 14'11" reducing to 8'3" (6.60m x 4.55m reducing to 2.51m)

EN-SUITE BEDROOM ONE
15'2" x 12'1" (4.62m x 3.68m)

EN-SUITE ONE
8' x 4'1" (2.44m x 1.24m)

EN-SUITE BEDROOM TWO
12'4" x 12'1" (3.76m x 3.68m)

EN-SUITE TWO
7'8" x 4'4" (2.34m x 1.32m)

BEDROOM THREE
13'8" x 10'11" (4.17m x 3.33m)

BEDROOM FOUR
12'7" x 9'11" (3.84m x 3.02m)

BATHROOM
8'10" x 5'9" (2.69m x 1.75m)

SECOND FLOOR

LANDING
8'3" x 7'9" (2.51m x 2.36m)

BEDROOM FIVE
30'10" x 8'8" (9.40m x 2.64m)

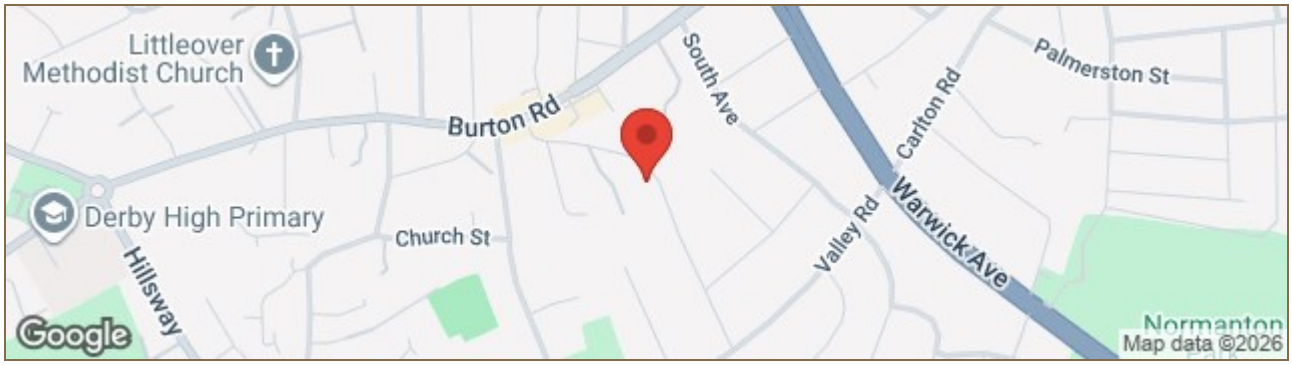
BEDROOM SIX
12'3" x 9'4" (3.73m x 2.84m)

WC
4'9" x 4' (1.45m x 1.22m)

GARAGE
18'8" x 12'9" (5.69m x 3.89m)

COUNCIL TAX BAND
TBC

Road Map

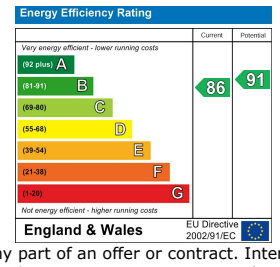


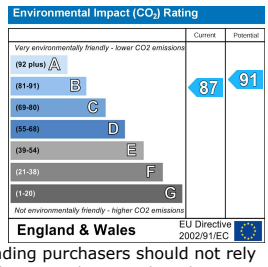
Floor Plan

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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