

Fletcher & Company

1 Princes Drive, Littleover, Derby, DE23 6DX

Offers Over £449,995

Freehold



- Ideal Family Home
- Spacious Living Accommodation
- Four Bedrooms & Two Bathrooms
- Fabulous Landscaped Rear Garden
- Extensive Driveway, Carport & Garage
- Littleover Community School Catchment Area
- Easy Access to Littleover Village Centre
- Close to Royal Derby Hospital
- Easy Access to Transport Links
- Viewing Recommended





Summary

Littleover Community School Catchment Area - A spacious, extended, four bedroom, traditional detached residence occupying a popular residential location on Princes Drive in Littleover.

This is a traditional, extended, detached residence occupying a particularly popular location on Princes Drive in Littleover. The property occupies an elevated position set up from the roadside behind a gravelled/block paved driveway providing off-road parking and access to a carport and detached garage. To the rear of the property is a fabulous landscaped garden with lower level decked area, good sized lawn and upper level decked section with timber framed garden room/home office.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, fabulous open plan L-shaped living kitchen with kitchen area, dining area and lounge area. The first floor accommodation leads to a principle bedroom with en-suite shower room, three further bedrooms and a bathroom.

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The Location

The property is a short distance from an excellent range of amenities in Littleover village centre along Burton Road. There are a varied selection of shops and facilities, and a regular bus service into Derby City centre. The property benefits from excellent schooling by way of Littleover Community School and nearby primary school. The property is also convenient for the Royal Derby hospital, inner ring road, A50 and A38.

Accommodation

Ground Floor

Entrance Hall

10'11" x 5'2" (3.34 x 1.60)

A UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

5'7" x 4'0" (1.72 x 1.22)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, wall mounted gas fired boiler and two double glazed windows to front.

Pantry/Laundry Room

With plumbing for an automatic washing machine and space for tumble dryer.

Lounge

11'9" x 10'9" (3.59 x 3.30)

Having a central heating radiator, decorative coving and double glazed bow bay window to front with stained glass quarter lights.



Open Plan Living Kitchen



Spacious Lounge/Dining Area

20'2" x 11'10" (6.17 x 3.63)

With three central heating radiators, decorative coving and double glazed sliding patio door to fabulous rear garden with decked seating/entertaining area.



Fitted Kitchen

12'7" x 10'4" (3.84 x 3.15)

Comprising stone effect preparation surfaces extending to breakfast bar, fitted base cupboards and drawers, complementary wall mounted cupboards, inset stainless steel sink unit with mixer tap, useful walk-in cupboard leading to pantry, inset four plate gas hob with extractor hood over, appliance space suitable for dishwasher and American style fridge freezer, double oven and two double glazed windows with matching door to rear.



First Floor Landing

10'2" x 4'3" (3.12 x 1.32)

A split-level, semi galleried landing with central heating radiator, access to loft space and window seat with double glazed window to front.

Bedroom One

11'10" x 10'11" (3.61 x 3.33)

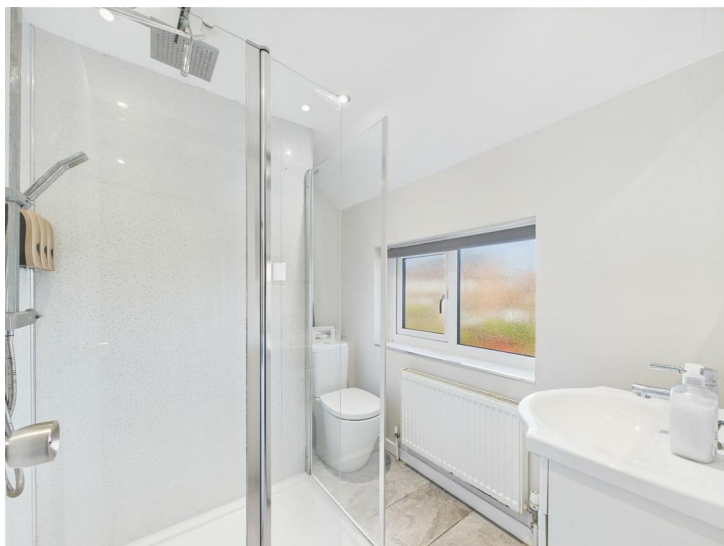
Having a central heating radiator, decorative coving and double glazed bow bay window to front with stained glass quarter lights.



En-Suite Shower Room

6'5" x 5'10" (1.96 x 1.79)

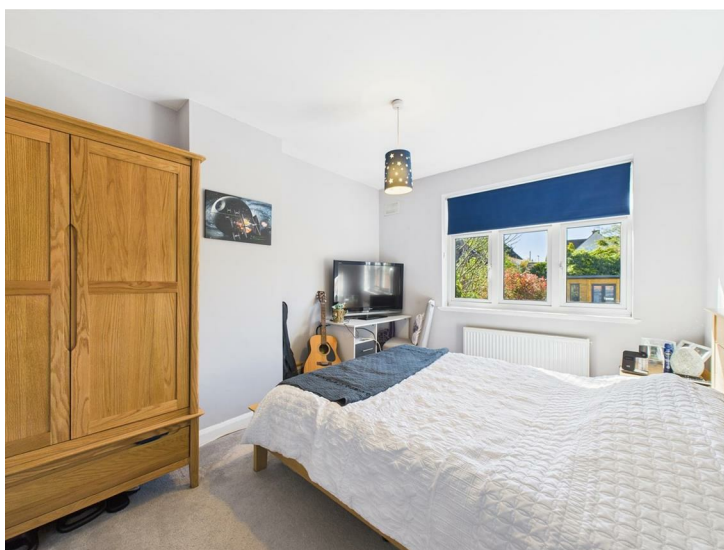
Appointed with a white suite comprising a low flush WC, vanity unit with wash handbasin and cupboard beneath, walk-in shower cubicle, recessed ceiling spotlighting and double glazed window to front.



Bedroom Two

11'11" x 9'11" (3.64 x 3.03)

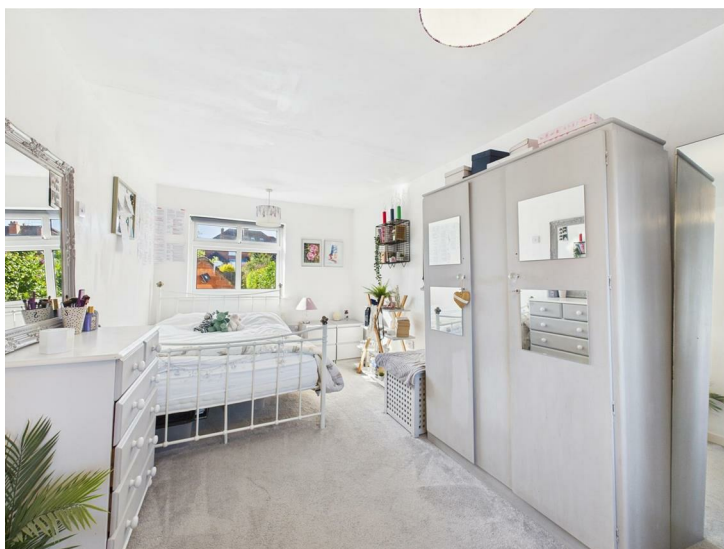
With central heating radiator and double glazed window to rear.



Bedroom Three

17'11" x 8'7" (5.48 x 2.63)

Having two central heating radiators and double glazed windows to both front and rear.



Bedroom Four

9'3" x 8'8" (2.83 x 2.65)

With a central heating radiator and double glazed window to rear.



Bathroom

10'3" x 5'2" (3.14 x 1.59)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard and drawers beneath, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.



Outside

The property occupies an elevated position at the end of Princes Drive, set back behind a good sized, gravelled and block paved driveway providing off-road parking for four vehicles with sleeper edged border containing plants, shrubs and mixed hedging. The driveway leads to a secure carport with a covered parking area which gives access to a detached, brick garage with greenhouse beyond.

Immediately off the kitchen is a fabulous decked seating area bounded by well-stocked, rockery edged borders containing plants and shrubs. Steps lead up to a good sized lawn with further herbaceous borders. The top level of the garden features another decked seating/entertaining area with space for a hot tub and a timber framed garden room.

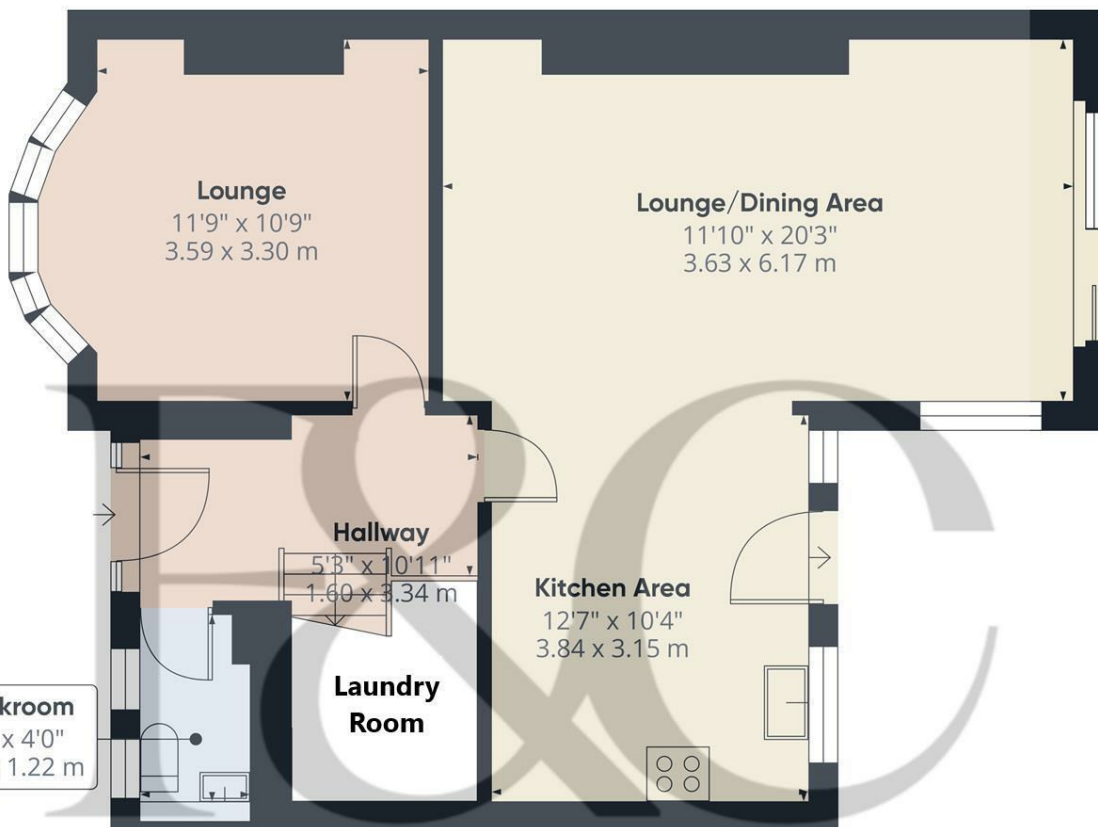


Garden Room

With power and lighting and Wi-Fi. Ideal for entertaining family and friends and could also be used as an office or gym.



Council Tax Band E



Floor 0

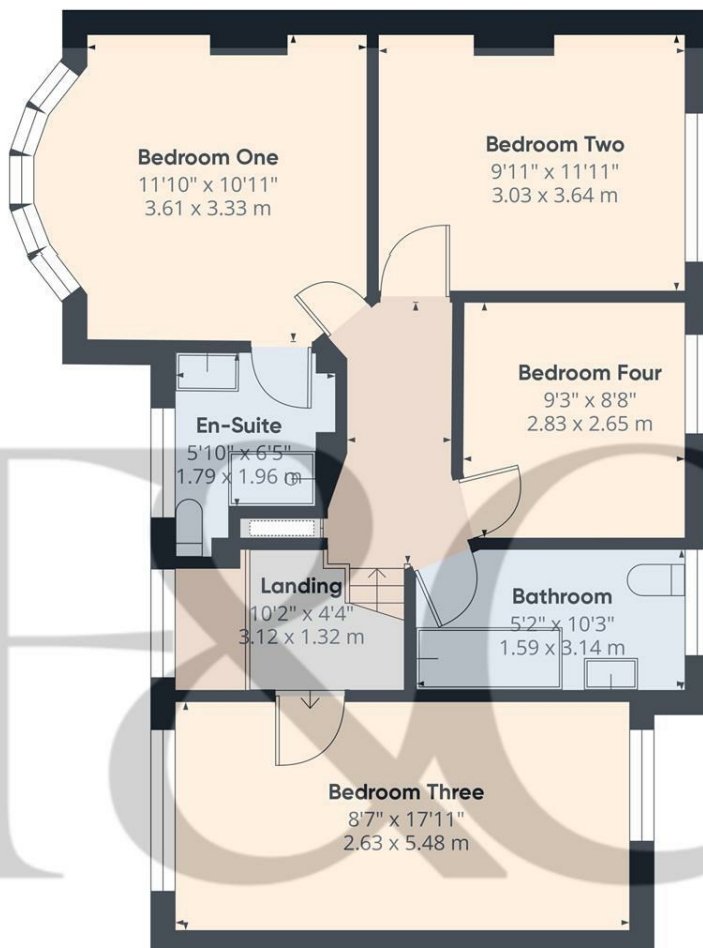
Approximate total area⁽¹⁾
641.75 ft²
59.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
650.48 ft²
60.43 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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1 Princes Drive
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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	