







\*\*\*\* FULLY MODERNISED AND  
EXTENDED PROPERTY IN  
POPULAR LOCATION ON THE  
EDGE OF LITTLEOVER  
VILLAGE\*\*\*\*

This deceptive and impressive family home is situated in a convenient location, with good transport routes, a full range of amenities in Littleover Village and with The Derby Royal Hospital less than 2 miles away.

In brief the property offers a hall and guest cloakroom, lounge, dining room and family room, fitted kitchen, utility room and two study rooms.

Four first floor bedrooms, ensuite shower room and a family bathroom. Driveway for two vehicles and a single

garage, enclosed rear garden.

The property is offered for sale  
with NO UPWARD CHAIN

**ABODE**  
SALES & LETTINGS





## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLAOKROOM

Vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed bow window to the front, radiator, door to the family room and double doors to the dining room.

## STUDY I

Upvc double glazed window and radiator.

## DINING ROOM

Storage cupboard, radiator, upvc double glazed window and double doors onto the garden and a door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor fan, integrated fridge freezer and dishwasher. Radiator, upvc double glazed window and door onto garden and a door to the garage.

## GARAGE

Electric door and door to the utility room.

## UTILTY ROOM

Sink unit with cupboards under and work surfaces, plumbing and space for a washing machine and further appliance space, radiator, door to the garden room.



## STUDY 2

## GARDEN ROOM

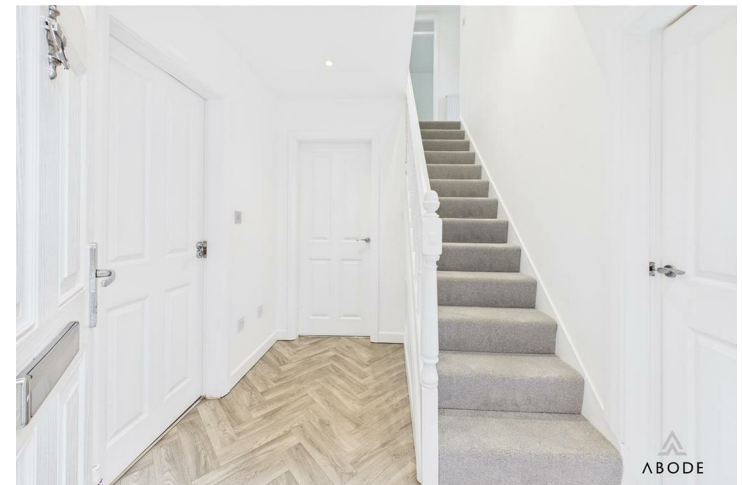
Radiator and upvc double glazed window and door onto the garden.

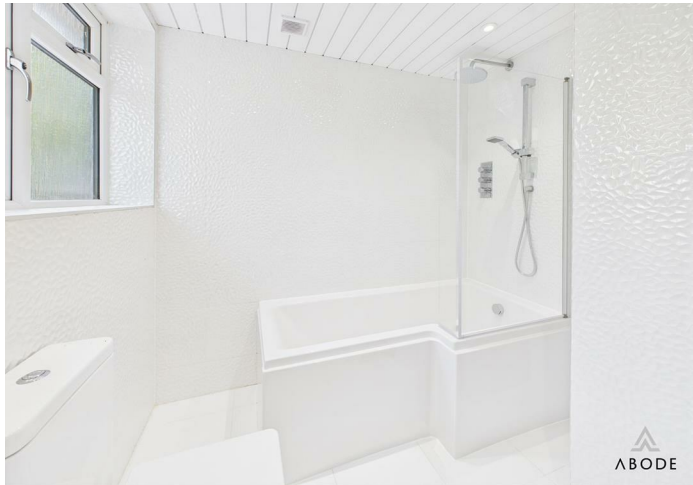
## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM I

Upvc double glazed window and radiator.





### **EN SUITE**

Shower, low flush wc, wash hand basin.

### **BEDROOM 2**

Upvc double glazed window and radiator.

### **BEDROOM 3**

Upvc double glazed window and radiator.

### **BEDROOM 4**

Upvc double glazed window and radiator.

### **BATHROOM**

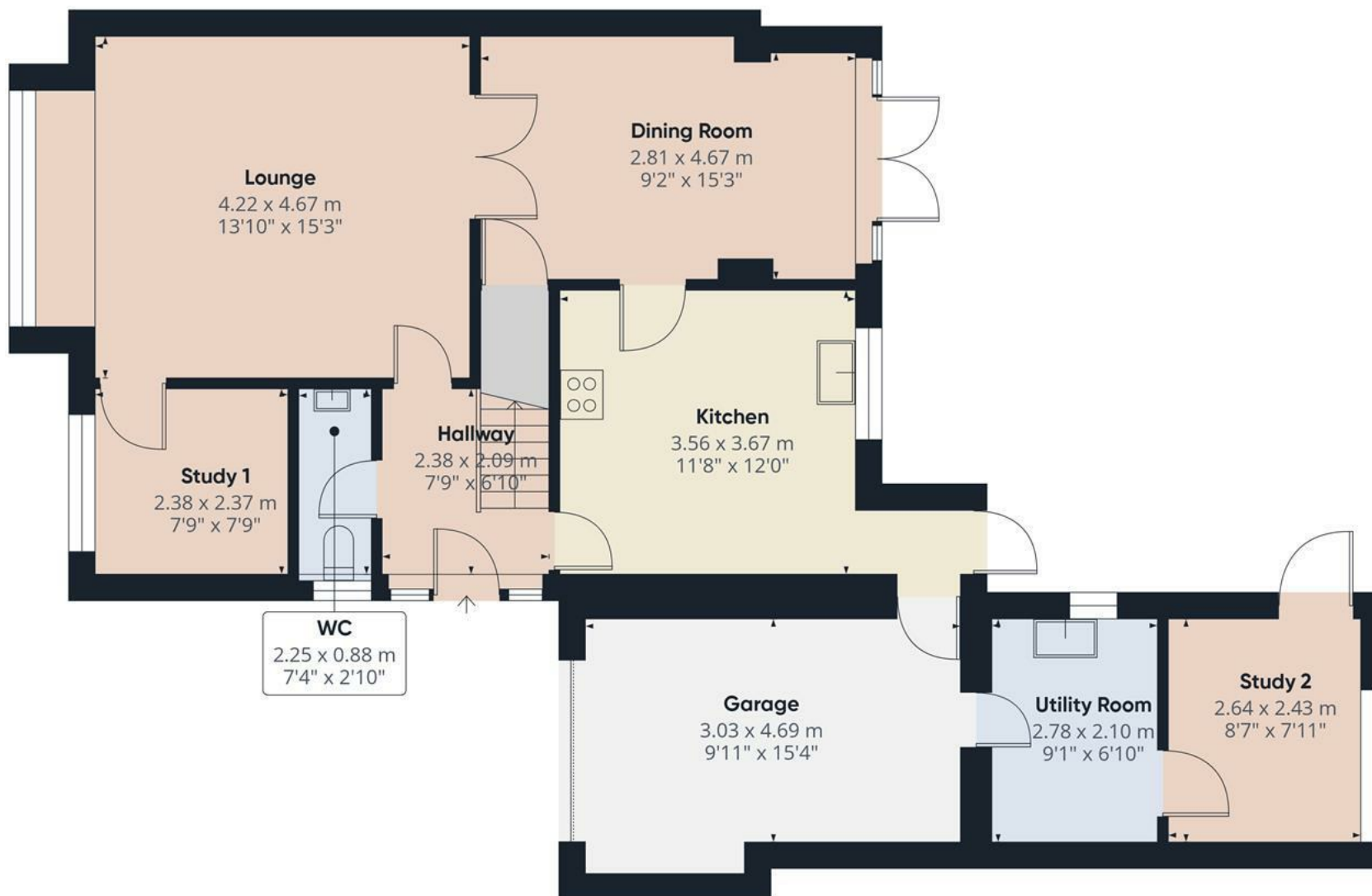
Panel enclosed bath with double head shower over and a shower screen, low flush wc, vanity sink unit with wash hand basin and storage under, chrome heated towel radiator and upvc double glazed window.

### **OUTSIDE**

Lawn and good size drive to the front. Single garage with electric door. Enclosed rear garden with lawn and paved seating area.







Approximate total area<sup>(1)</sup>

91.5 m<sup>2</sup>

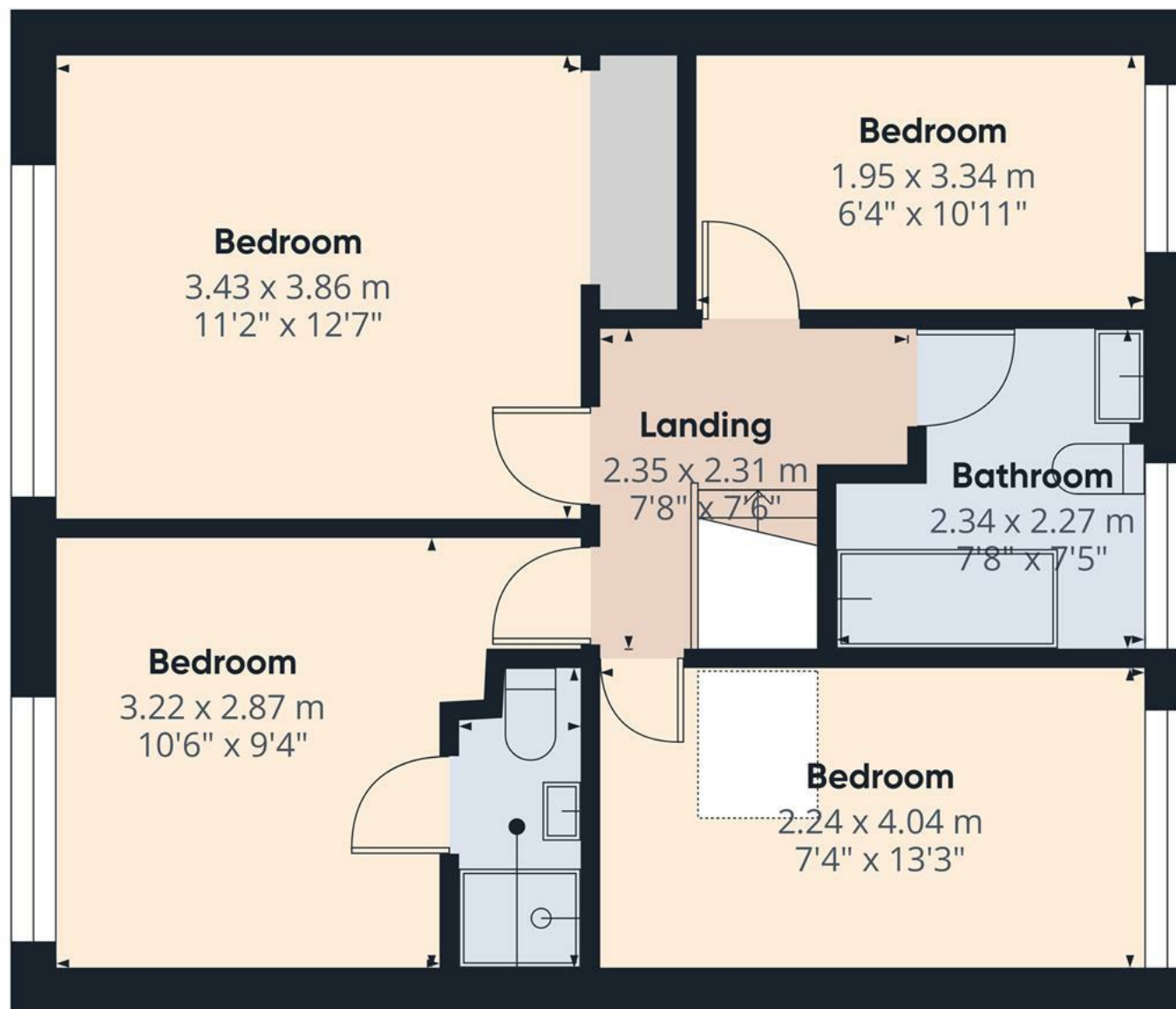
985 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



**Bathroom**  
2.19 x 0.90 m  
7'2" x 2'11"

Floor 1

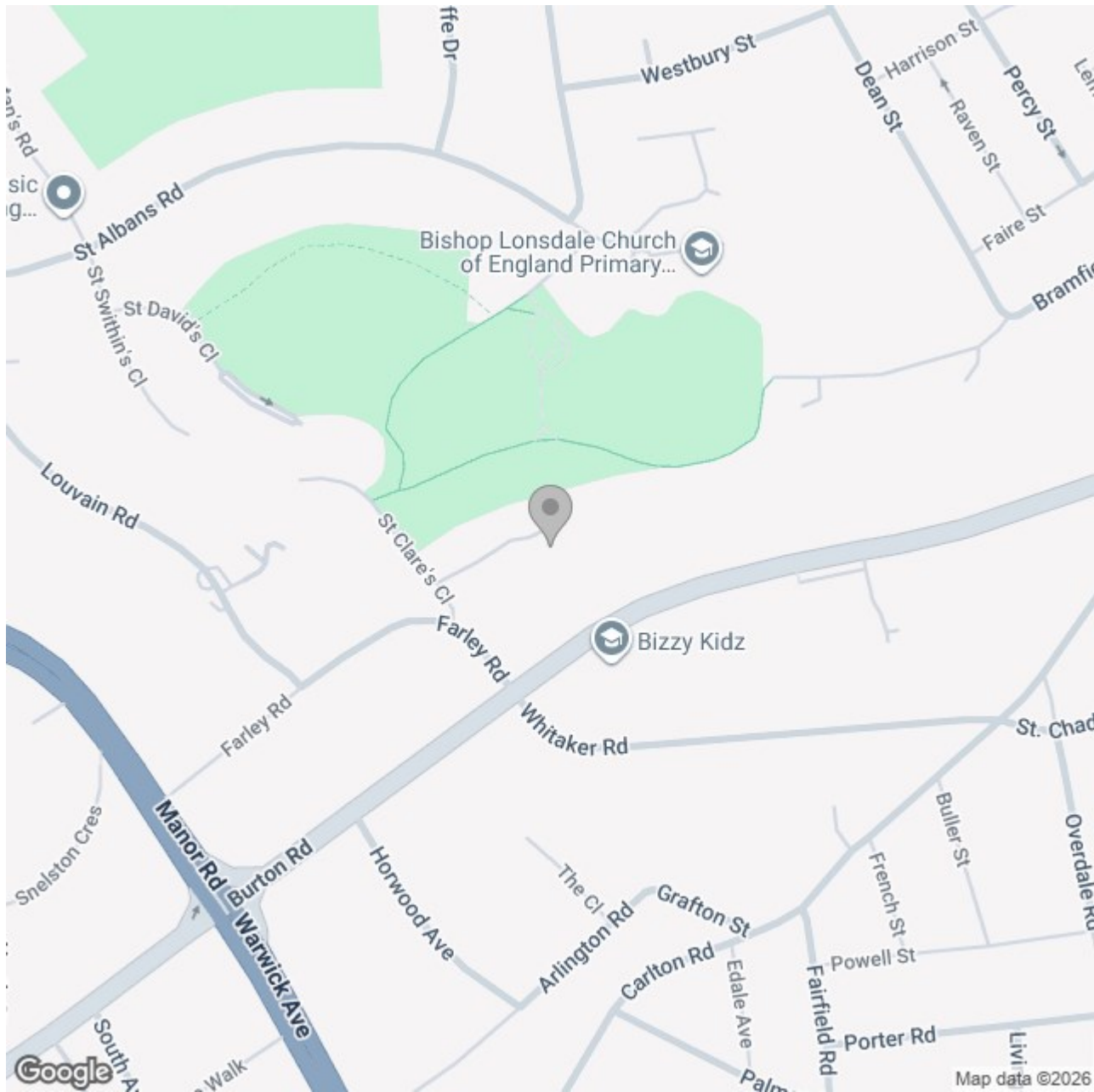
Approximate total area<sup>(1)</sup>  
49.2 m<sup>2</sup>  
529 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 