



**Nottingham Drive, Littleover Derby DE23 3WD**

**welcome to**

## **Nottingham Drive, Littleover Derby**

Situated in the sought-after Derbyshire village of Littleover, this three-bedroom semi-detached house comprises of an entrance hallway, downstairs w/c, lounge/diner, kitchen, three bedrooms, an en-suite, a family bathroom, driveway, and rear garden. Call us now to view!



## **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the kitchen, lounge/diner, downstairs w/c and the first floor landing.

## **Lounge/Diner**

14' 9" x 16' 7" ( 4.50m x 5.05m )

Well-presented lounge/diner finished with carpeted flooring, an under stair cupboard, a double-glazed window and patio doors to the rear. Used as both a lounge and dining room, holding plenty of versatility.

## **Kitchen**

10' 5" x 7' 6" ( 3.17m x 2.29m )

Fitted kitchen comprising of a range of base, wall and drawer units with an integrated four ring gas hob, overhead extractor hood, double oven and fridge/freezer. Finished with tiled flooring, a radiator and double-glazed window to the front.

## **Landing**

First floor landing providing access to three bedroom, the family bathroom and a cupboard housing the boiler.

## **Bedroom One**

11' 4" x 11' 3" ( 3.45m x 3.43m )

Double bedroom finished with carpeted flooring, a radiator, double-glazed window to the front and a connecting door to the en-suite.

## **En-Suite**

Three-piece suite comprising of a wash-hand basin, low-level w/c and a shower cubicle. Finished with wood laminate flooring, a radiator and frosted double-glazed window to the front.

## **Bedroom Two**

7' 9" x 10' 9" ( 2.36m x 3.28m )

Double bedroom finished with carpeted flooring, a radiator, cupboards and a double-glazed window to the rear.

## **Bedroom Three**

6' 9" x 7' 2" ( 2.06m x 2.18m )

Single bedroom finished with carpeted flooring, cupboards, a radiator and double-glazed window to the rear.

## **Bathroom**

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath. Finished with wood laminate flooring and part-tiled walls.

## **External**

Externally, to the front, a driveway providing off-road parking for multiple vehicles. To the rear, partially laid-to-lawn with patio slabbed paving, perfect for seating, surrounded by shrubbery beds, pebbling and wooden fencing.



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## Nottingham Drive, Littleover Derby

- THREE-BEDROOM SEMI-DETACHED HOUSE
- WELL-PRESENTED LOUNGE
- MODERN FITTED KITCHEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- PRIVATE AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£255,000**



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