

# 4 Bed House - Detached

Offers in excess of £400,000

 Blagreaves Lane, Littleover, Derby, DE23 1FL



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EST. 2012  
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# £400,000

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Occupying a generous and mature plot on one of Littleover's most sought-after addresses, the purchase of this property offers rare opportunity to acquire a substantial detached residence extending to approximately 179 square metres (1,925 square feet).

This well-proportioned home offers spacious and versatile accommodation throughout, with excellent scope for modernisation, reconfiguration, or enlargement to suit a purchaser's individual needs. The property's expansive grounds provide a superb setting, with established greenery enhancing both privacy and appeal.

Positioned in a highly regarded residential location, the property combines immediate comfort with outstanding long-term potential. Subject to the necessary local authority planning consents, there is significant opportunity to extend or further enhance the existing footprint, making it an ideal prospect for families, developers, or those seeking to create a bespoke home in a prime setting.

Early viewing is strongly recommended to fully appreciate the scale, setting, and possibilities this unique home has to offer.

The property is sold freehold. Council tax band E. Energy rating E.

## Entrance Porch



## Living Room 14'9" x 11'10" (4.52 x 3.61)



## Sun Room 13'3" x 10'10" (4.06 x 3.32)



## Reception Hall



Having feature fire surround, Tv connection point, radiator and French doors to sun room.

A light and spacious room with UPVC double glazed windows with French doors giving views and access over the extensive rear garden.



## Dining Kitchen 18'4" x 11'0" (5.59 x 3.36)



Having a range of wall and base cupboards with inset four burner gas hob, electric oven and grill, extractor fan and microwave oven. The focal point of the room being the feature log burner.

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**Ground Floor Bedroom Two**  
12'9" x 10'9" (3.89 x 3.30)



With radiator and UPVC double glazed window.

## Bathroom



With three piece suite comprising; separate Wc, wash hand basin and bath with shower over.

## Separate Wc



Having Wc.

## First Floor

### Landing



**Bedroom One 14'9" x 10'11"**  
(4.52 x 3.35)



Having built in wardrobes, radiator and UPVC double glazed window.

**Bedroom Three 12'2" x 7'8"**  
(3.71 x 2.36)



Having radiator and UPVC double glazed window.

**Bedroom Four 12'0" x 10'10"**  
(3.66 x 3.31)



Having radiator and UPVC double glazed window.

## Shower Room



Having a three piece suite comprising; low flush Wc, pedestal wash hand basin and shower cubicle.

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## Outside



The property occupies an extensive plot in this sought after locality within this highly sought after locality. The front is a lawned area with mature shrubs and trees, with a driveway leading to an integral garage. The rear garden is laid to a shaped lawn with a fenced boundary and patio.



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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		
England & Wales		62	76

EU Directive 2002/91/EC

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