

Old Hall Road

Littleover, Derby, DE23 6GG

John 
German





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Auction Guide Price £375,000

FOR SALE BY AUCTION 29TH OCTOBER

An enchanting, detached cottage occupying a wonderfully private 0.37-acre mature plot, long sweeping private driveway. Three reception rooms, a substantial conservatory, three double bedrooms, extensive parking, double garage and exceptional potential to extend or redevelop, all within the heart of Littleover old village.

Entrance to the property is via a generous front entrance porch with hanging space for coats, leading into the main entrance hall and into the ground floor guest cloakroom, fitted with a low flush WC and pedestal wash basin. The main hallway has stairs rising to the first floor and doors leading off to the ground floor living spaces.

The living room runs the full depth of the property with a window overlooking the front elevation, whilst an elegant fireplace forms the focal point of the room with inset living flame effect fire. The dining room sits off to the side of the room and is open plan, whilst patio doors open into the conservatory. The "P" shaped conservatory is brick built with great views over the garden from large wrap around windows and French doors provide direct access.

The kitchen is fitted with an extensive range of base and eye level units with melamine finished work tops, inset polycarbonate sink unit, tiled splashbacks, built-in eye level double oven and microwave, gas hob with extractor hood over, and integrated fridge. Off the kitchen is a generous lean-to utility room with matching base units, melamine finished worksurfaces, inset stainless steel sink unit and space for appliances. There is an access door to the side and windows on three sides.

The generous study completes the ground floor accommodation with double aspect windows and built-in cupboards.

On the first floor, a central landing gives access to three double bedrooms, all with built-in and fitted bedroom furniture and lovely views. The bathroom is fitted with a vanity wash basin with plenty of matching storage and a "P" shaped bath with shower over and glass screen. There is a dormer window to the front and a separate WC.

Outside, the property is approached via a long private sweeping driveway that ends in a large parking and turning area with access to the detached garage. Stunning mature gardens wrap around the property screened by mature trees which provide the property with a high degree of privacy. Being mainly laid to lawn with deep herbaceous borders and ornamental beds. There is a charming fenced off vegetable garden with a timber garden shed and a greenhouse.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: Fibre - See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

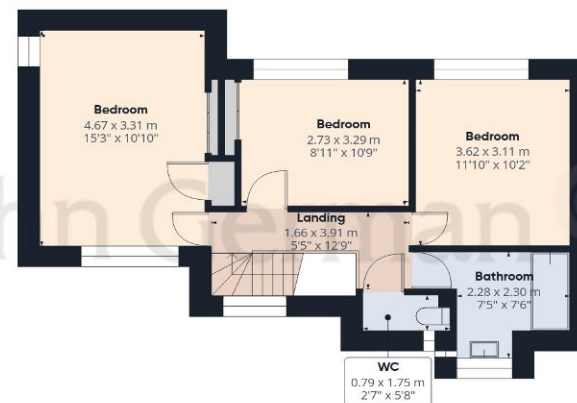
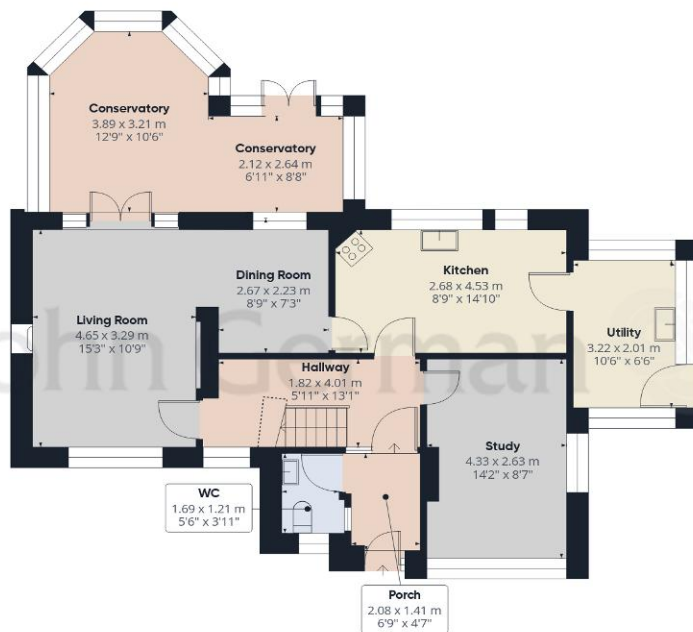
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Approximate total area⁽¹⁾

152.7 m²

1644 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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