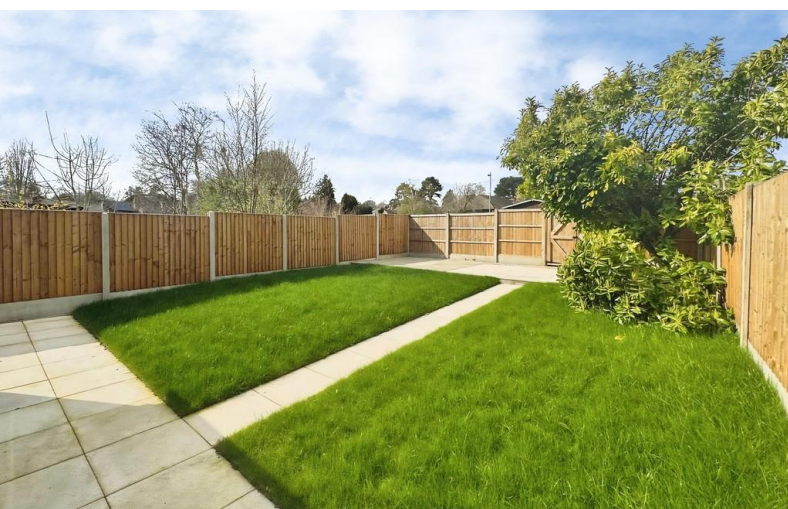


**FOR SALE**



**Old Vicarage Close, Derby**

**3 Bedrooms, 1 Bathroom, Detached Bungalow**

**£260,000**

  
**MARTIN&CO**



- Detached Bungalow
- No Upward Chain
- Three Bedrooms
- One Reception Room
- Front and Rear Gardens
- Driveway Parking for Multiple Vehicles
- Viewing Recommended

**PROPERTY AND LOCATION** Situated within the highly regarded suburb of Littleover, in the southwest of Derby, DE23 6GS is a quiet, predominantly residential postcode centred around Old Vicarage Close. The area is characterised by its peaceful setting, low-density housing, and strong community feel, making it particularly appealing to families, downsizers, and professionals alike.

The immediate locality is made up entirely of residential properties, with a high proportion of detached bungalows that are largely owner-occupied. Homes in this postcode were mainly constructed between the 1950s and 1970s, offering generous plots and established surroundings.

Littleover itself is widely considered one of Derby's most desirable suburbs, known for its balance of suburban tranquillity and convenient access to the city centre, located approximately 2 miles to the north-east.

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

The accommodation in brief comprises of, entrance hall, lounge, two bedrooms and bathroom to the ground floor. Whilst to the first floor is an additional bedroom.

**ENTRANCE HALL** Accessed via a uPVC door to the side elevation, doors leading to the kitchen, lounge, two bedrooms, bathroom/w.c, and stairs leading to the first floor bedroom.

**KITCHEN** 10' 0" x 8' 8" (3.05m x 2.64m) Comprising a range of wall and base units incorporating work



surfaces having inset sink the kitchen also benefits from an integral oven and inset hob and the Worcester combination boiler is located in the kitchen double glazed windows to the side and front elevations



space to enjoy.

LOUNGE 13' 11" x 11' 1" (4.24m x 3.38m) Having a radiator and double glazed window to the front elevation

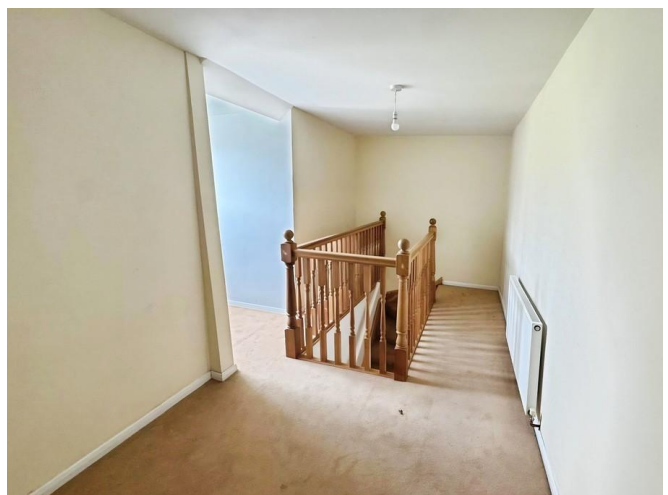
BEDROOM ONE 17' 1" x 7' 1" (5.21m x 2.16m) Having a radiator and a double glazed window to the rear elevation.

BEDROOM TWO 12' 4" x 9' 7" (3.76m x 2.92m) Having a radiator and a double glazed window.

BATHROOM 6' 10" x 5' 8" (2.08m x 1.73m) Comprising a a panelled bath with shower over, pedestal wash hand basin and a close coupled WC. Heated towel rail and a double glazed window.

BEDROOM THREE 17' 1" x 7' 1" (5.21m x 2.16m) Accessed via a door with stairs leading to the left space having a radiator and a double glazed dormer window to the rear elevation.

OUTSIDE The property boasts a driveway providing off-road parking, as well as front and rear gardens that are low-maintenance yet provide a lovely outdoor





## Martin & Co Derby

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.