

Fletcher & Company

14 Oakham Road, Littleover, Derby, DE23 3BE

Price £225,000

Freehold



- Recently Constructed Semi-Detached Residence
- Well Presented Throughout
- Ideal for the First Time Buyer
- Double Glazing & Gas Central Heating
- Two Car Driveway
- Enclosed Lawned Garden with Patio
- Open Plan Living Space
- Entrance Hall, Fitted Guest Cloakroom
- Two Bedrooms
- En-Suite Shower Room & Bathroom





Summary

Recently constructed and well presented two bedroom semi-detached residence on the popular Highfields estate in Littleover.

This is a well presented, two bedroom semi-detached residence on the popular Highfields estate in Littleover. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom and an open plan living space with lounge/dining room and kitchen. The first floor landing leads to a principle bedroom with en-suite shower room, further bedroom and bathroom.

To the rear of the property is an enclosed garden with a patio, lawn, borders and a decked seating area. To the front of the property is a two car driveway.

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The Location

The property is located on the southern edge of Littleover, a sought-after suburb, with a good range of amenities including shops, schooling and regular bus service. The Highfields estate benefits from a nearby parade of shops including a small supermarket and a newly-built primary school. The location also provides easy access to excellent transport links.

Accommodation

Ground Floor

Entrance Hall

5'1" x 3'11" (1.56 x 1.21)

Entrance door provides access into the hallway with central heating radiator and doors to fitted guest cloakroom, utility cupboard and open plan living space.

Fitted Guest Cloakroom

4'11" x 3'11" (1.50 x 1.21)

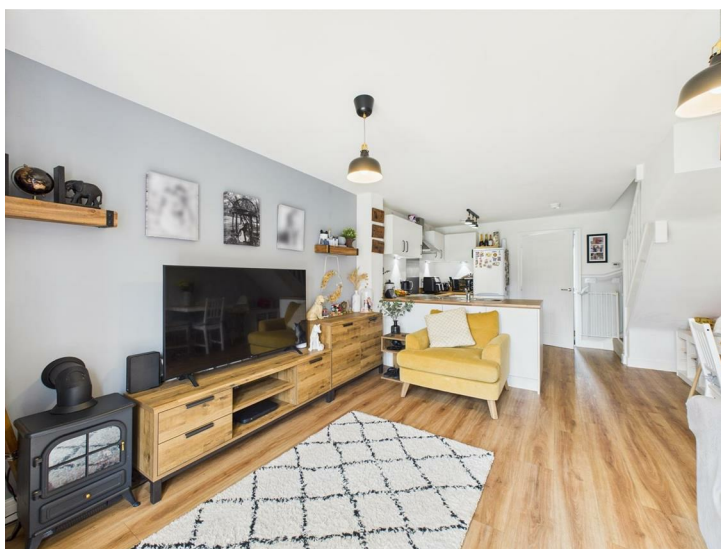
With low flush WC, wash handbasin, central heating radiator and double glazed window to the front.

Utility Cupboard

With boiler and plumbing for washing machine.

Open Plan Living Space

21'2" x 12'11" (6.47 x 3.95)



Lounge/Dining Area

With central heating radiator and double glazed French doors opening onto the rear garden.



Kitchen

With a woodblock effect preparation surface incorporating inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards and downlighting, inset four plate electric hob with extractor hood over and built-in oven and grill beneath, integrated dishwasher, appliance space suitable for a fridge/freezer and staircase leading to the first floor.



First Floor

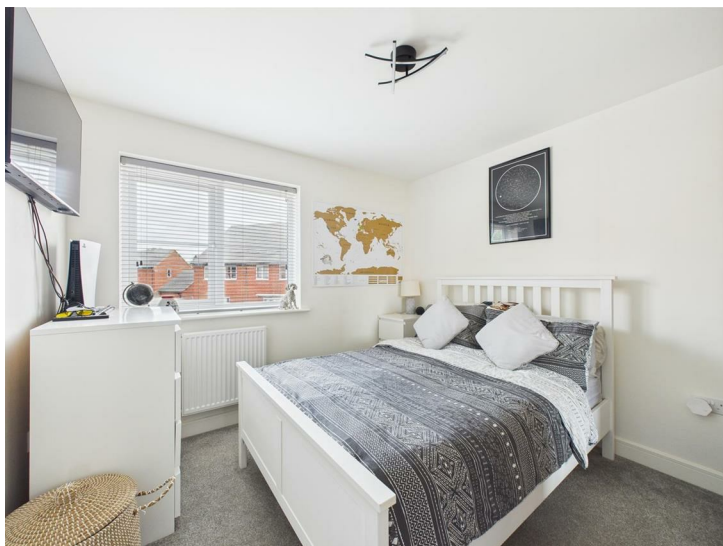
Landing

With doors to two bedrooms and bathroom.

Principle Bedroom

10'1" x 9'8" (3.08 x 2.95)

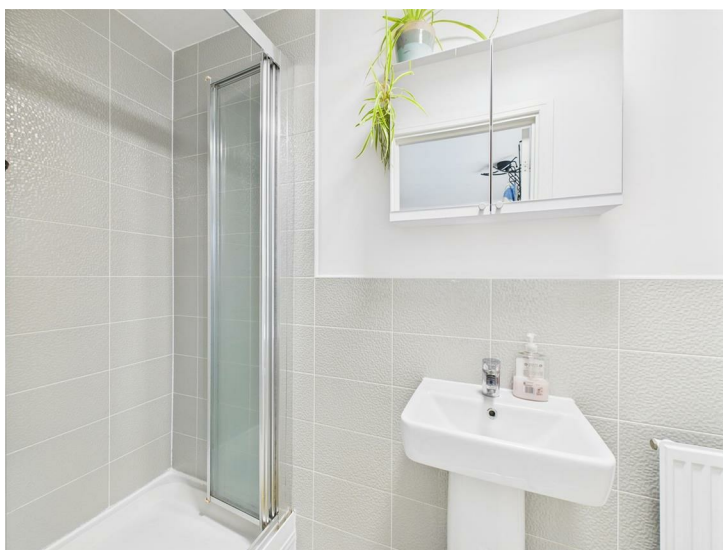
With central heating radiator, double glazed window to the rear and door to the en-suite shower room.



En-Suite Shower Room

10'1" x 2'11" (3.09 x 0.90)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle and central heating radiator.



Bedroom Two

9'5" x 8'2" (2.88 x 2.50)

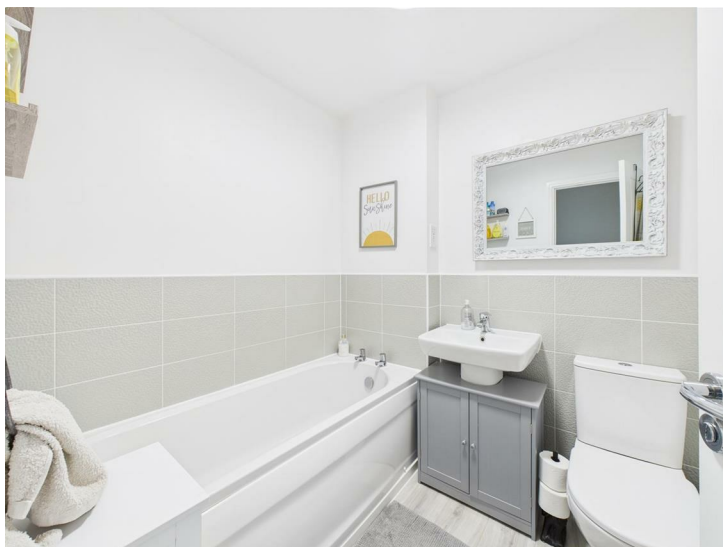
With central heating radiator and two double glazed windows to the front.



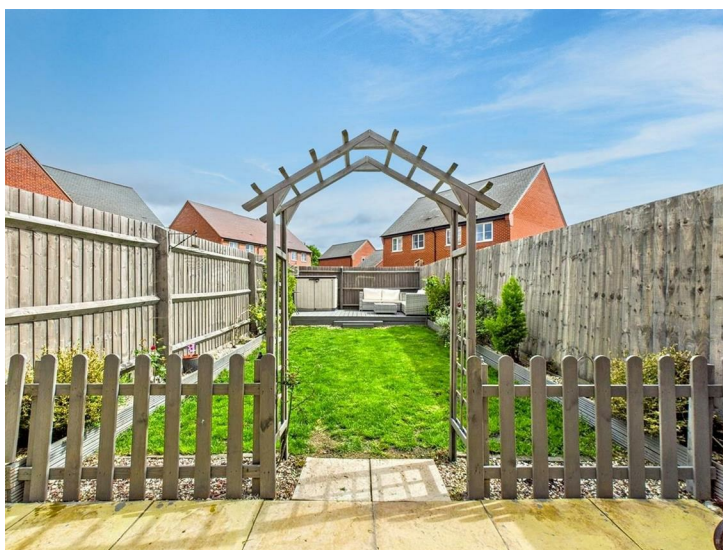
Bathroom

6'7" x 6'1" (2.01 x 1.87)

Partly tiled and well appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath and central heating radiator.



Outside



Driveway

The property is set back behind a double width driveway providing two off road parking spaces.

Enclosed Rear Garden

To the rear of the property is an enclosed garden featuring a patio, lawn, decked seating area and borders all retained by closed-slat timber fencing.



Council Tax Band B - South Derbyshire



Floor 0

Approximate total area⁽¹⁾
332.73 ft²
30.91 m²

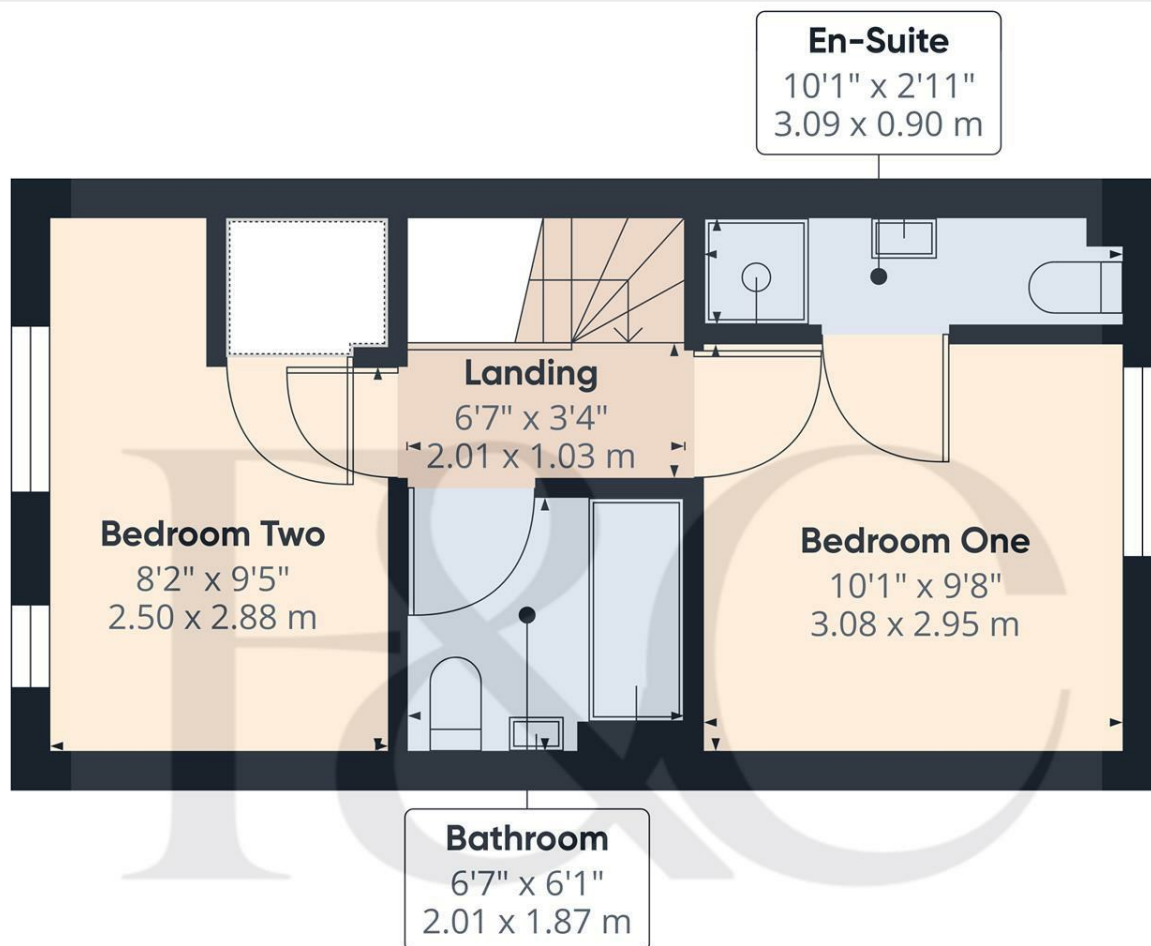
Reduced headroom
8.51 ft²
0.79 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
281.91 ft²
26.19 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: B
Tenure: Freehold

