



## 20 Copse Grove, Littleover, Derby, DE23 3WW

**£475,000**



Enjoying a small cul-de-sac position within Littleover Community School and Griffe Field primary catchment areas, this is a modern four bedroom detached family home with upgraded bathrooms, pleasant enclosed garden and integral garage.



# 20 Copse Grove, Littleover, Derby, DE23 3WW

**£475,000**



The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with stairs to the first floor and store cupboard, bay windowed lounge, dining room with French doors, kitchen leading into a separate utility room and cloakroom WC. To the first floor, a passaged landing leads into four well-proportioned bedrooms, the main being particularly spacious with an upgraded en-suite, there is finally an upgraded bathroom.

Externally there is a lawned front garden and driveway leading to an integral garage. The mature rear garden is enclosed by timber fencing having a patio, lawn, side storage area, shed and pond.

Heatherton Village is a modern residential development and enjoys a pleasant leafy feel, home to many large quality family homes within well-respected school catchment areas. There is a nearby grocery store, supermarket and village high street, ease of access can be sought to the city centre, A38/A50 and Derby Royal Hospital.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Main composite front door with side UPVC double glazed windows, stairs to the first floor with a useful store cupboard beneath, radiator.

### LOUNGE

16'5" into bay x 10'8" (5.00m into bay x 3.25m)

A generous bay windowed lounge with media connections, fireplace with inset gas fire, radiator.

### DINING ROOM

10'5" x 9'4" (3.18m x 2.84m)

Separated from the lounge by double doors, ample space for dining table and chairs, access into the kitchen, UPVC double glazed French doors to the patio, side windows, radiator.

### KITCHEN

10'7" x 9'1" (3.23m x 2.77m)

Appointed with a range of fitted cupboards having matching doors, replacement granite effect work surface and breakfast bar, matching splashback, stainless steel sink and drainer, double electric oven, gas hob and extractor fan, space for a undercounter fridge and dishwasher, UPVC double glazed window overlooking the garden, tiled floor, radiator.

### UTILITY ROOM

7'8" x 5'2" (2.34m x 1.57m)

With a further range of matching kitchen units, space for a washing machine and additional undercounter appliance, UPVC double glazed window and door, tiled floor, wall mounted boiler, radiator, access into:

## CLOAKROOM WC

With a low level WC, wash basin, UPVC double glazed window, tiled floor, radiator.

## FIRST FLOOR

### LANDING

With access to a centrally boarded loft area.

### BEDROOM ONE

13'7" x 12'6" (4.14m x 3.81m)

A very spacious principle bedroom with two front facing UPVC double glazed windows, ample space for all bedroom furniture, built-in cupboard, radiator.

### EN-SUITE

8'4" x 4'6" (2.54m x 1.37m)

Smartly appointed and attractively tiled with a double width shower enclosure with a mains chrome overhead shower and additional shower, sliding screen door, low level WC and a deep and wide wash basin sat on a vanity unit, UPVC double glazed window, extractor fan, chrome towel radiator.

### BEDROOM TWO

11'2" x 8'5" (3.40m x 2.57m)

A generous double bedroom with painted floorboards, rear facing UPVC double glazed window, radiator.

### BEDROOM THREE

10'9" x 8'1" (3.28m x 2.46m)

Also with a rear facing UPVC double glazed window, laminate flooring, radiator.

### BEDROOM FOUR

8'10" x 7'3" (2.69m x 2.21m)

An impressive fourth bedroom also with a rear facing UPVC double glazed window, painted floorboards, radiator.

### BATHROOM

8'4" x 5'11" (2.54m x 1.80m)

A second smartly appointed and attractively tiled bathroom with a mains shower over bath with screen, low level WC, wash basin, UPVC double glazed window, extractor fan, chrome towel radiator.



## OUTSIDE

Externally there is a lawned front garden and driveway leading to an integral garage. The mature rear garden is enclosed by timber fencing having a patio, lawn, side storage area, shed and pond.

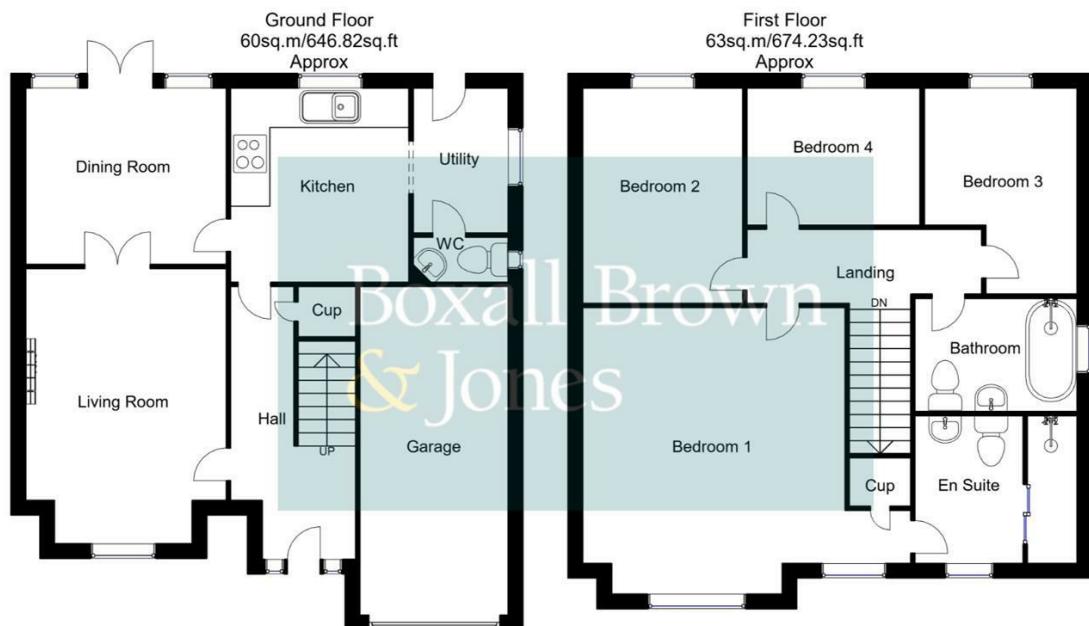




## Road Map



## Floor Plan

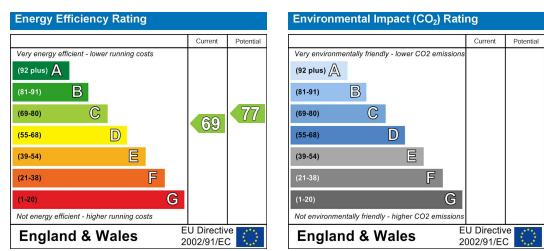


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788

[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)