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12 Snelston Crescent, Littleover, Derby, DE23 6BL

Offers In The Region Of £450,000

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An interesting detached bungalow occupying a large plot featuring three double bedrooms, two large reception rooms and detached garage. No Chain.







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The property requires a scheme of modernisation and offers a wonderful opportunity for personal specification.

Internally, the spacious accommodation comprises, a large reception hallway and inner corridor, guest cloakroom WC, large lounge with Parquet flooring, separate dining room adjoining a kitchen with pantry, off the inner corridor are three large bedrooms all with built-in wardrobes and bathroom.

The bungalow is positioned on the corner of Eastwood Drive and Snelston Crescent with driveway access from both streets, the garage being accessed from Eastwood Drive. There are generous, well screened front and side gardens also with a main garden area to the rear, all of which in need of landscaping.

There is an impressive range of local amenities found within Littleover village just a short distance away, as is Derby city centre and Derby Royal Hospital. Also locally are many reputable schools including private, the A38 and A50 road networks.

ACCOMMODATION

ENTRANCE HALLWAY
A very large reception hallway accessed from the main front door with covered storm porch, loft access, radiator.

CLOAKROOM WC
With low level WC, wash and basin, window, radiator.

LOUNGE
18' x 14'9" (5.49m x 4.50m)
With beautiful Parquet flooring, front and side windows, also with front door, open fire set within a tiled fireplace, radiator.

DINING ROOM
13'11" x 13'11" (4.24m x 4.24m)
A large dining room adjoining the kitchen having a side window and door, radiator.

KITCHEN
12'9" x 10'1" (3.89m x 3.07m)
With a range of fitted kitchen units, work surfaces, oven and hob, stainless steel sink and drainer, further appliance space, rear door, radiator.

PANTRY
6'6" x 2'11" (1.98m x 0.89m)
Providing storage also housing the combination boiler.

BEDROOM ONE
13'11" x 13'11" (4.24m x 4.24m)
A large double bedroom with built-in wardrobe, further fitted wardrobes and dressing table, rear facing window, radiator.

BEDROOM TWO
13'11" x 12'11" (4.24m x 3.94m)
A further large double bedroom with built-in wardrobes with sliding mirrored doors, rear facing window, radiator.

BEDROOM THREE
13'11" x 10'5" (4.24m x 3.18m)
A third double bedroom also with built-in wardrobes, front facing window, radiator.

BATHROOM
9'6" x 7'3" (2.90m x 2.21m)
With bath and tiled surround, wash basin sat within a large countertop, low level WC, window, built-in cupboard, radiator.

OUTSIDE

DOUBLE GARAGE
17'9" x 15'4" overall (5.41m x 4.67m overall)
Sub divided internally with stud walling, main vehicular door and personal side door.

















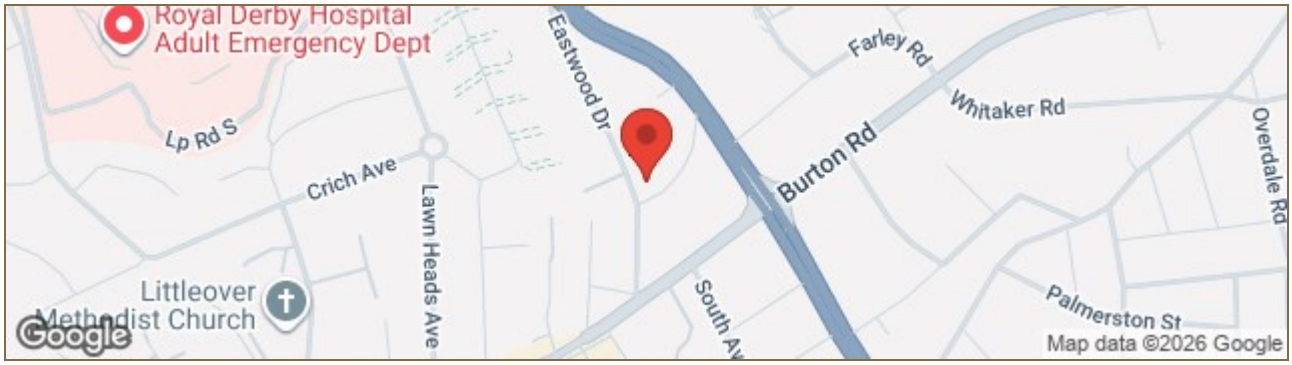








Road Map



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. Specially no guarantee is should not be relied on as a 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.
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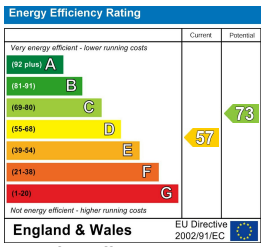
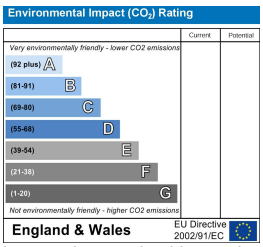
Viewing

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





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