



7 Pritchett Drive, Littleover, Derby, DE23 4AX

**Offers In The Region Of
£330,000**



A very well presented and extended three double bedroom detached family home located in this desirable location within the Littleover Community School catchment area and attractively offered for sale with no upward chain.



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DIRECTIONS

Approaching from Pastures Hill, turn onto Haven Baulk Avenue, take the second right, immediately left then follow the road taking the second right into Pritchett Close where the property will be found on the left.

The beautifully presented and extended accommodation includes both UPVC double glazed windows, gas central heating and briefly comprises, entrance hallway, cloakroom WC, formal lounge and extended rear reception room with French doors and an extended, well appointed dining kitchen. To the first floor, there are three very well proportioned bedrooms each with fitted wardrobes and finally the main four smartly presented four piece bathroom suite.

Externally there is a front driveway leading to an integral garage, lawned garden and gated access to the rear garden which has a paved patio and pathway, raised lawn and enclosed borders.

The property is located off Haven Baulk Avenue with easy access to the many shopping amenities found in both Littleover and Mickleover. The reputable Littleover Community School on Pastures Hill is a short distance away. The city centre, East Midlands Airport and A38/A50 road networks are all easily accessible.

An impressive family home in a great location.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property through a composite and glazed front door into a formal hallway with tiled floor, stairs to first floor, access into cloakroom, lounge and kitchen.

CLOAKROOM WC

Appointed with a low level WC, wash basin, tiled floor and walls, radiator.

LOUNGE

16'3" x 10'4" (4.95m x 3.15m)

A very spacious reception room having a front facing UPVC double glazed bow window, media connections, radiator and access into:

DINING ROOM

14'3" x 10'4" (4.34m x 3.15m)

A very spacious and versatile second reception room having UPVC double glazed French doors into the garden, radiator.

KITCHEN DINER

16'9" x 11'1" (5.11m x 3.38m)

An excellent kitchen for the family having ample space for a dining table and chairs, tiled floor throughout, side UPVC double glazed door and window overlooking the garden.

The kitchen is appointed with an extensive range of fitted wall and base units having

matching cupboard and drawer fronts with integrated handles, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, integrated dryer, space for a washing machine dishwasher and American style fridge freezer, further built-in pantry unit, radiator.

FIRST FLOOR

LANDING

Access into all first floor rooms and loft which is partially boarded.

BEDROOM ONE

13' to rear of wardrobes x 10'6" (3.96m to rear of wardrobes x 3.20m)

A very generous double bedroom with a full bank of fitted wardrobes, large front facing UPVC double glazed window, radiator.

BEDROOM TWO

12'2" to rear of wardrobes x 8'8" (3.71m to rear of wardrobes x 2.64m)

A second double bedroom also with fitted

wardrobes, rear facing UPVC double glazed window, radiator.

BEDROOM THREE

11'1" x 7'5" (3.38m x 2.26m)

A very impressive sized third bedroom having fitted wardrobes and cabinets, large front facing UPVC double glazed window, radiator.

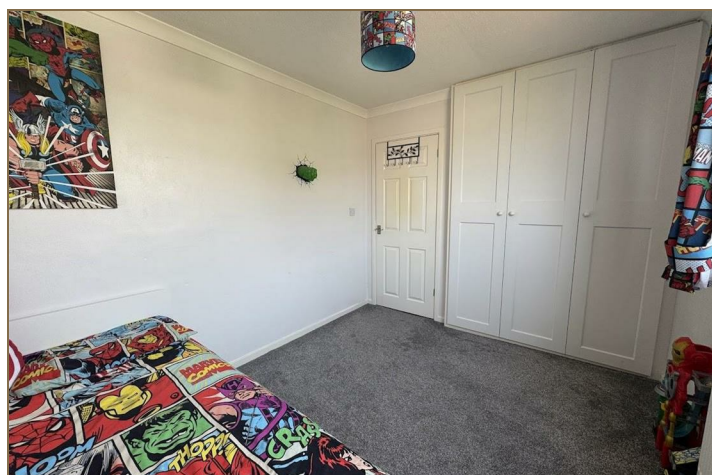
BATHROOM

9'3" x 7'9" (2.82m x 2.36m)

A beautifully appointed and spacious four piece bathroom suite comprising a double width shower cubicle with mains overhead shower, bath, basin and WC, tiled floor and walls, two UPVC double glazed windows, inset ceiling spotlights, extractor fan and chrome towel radiator.

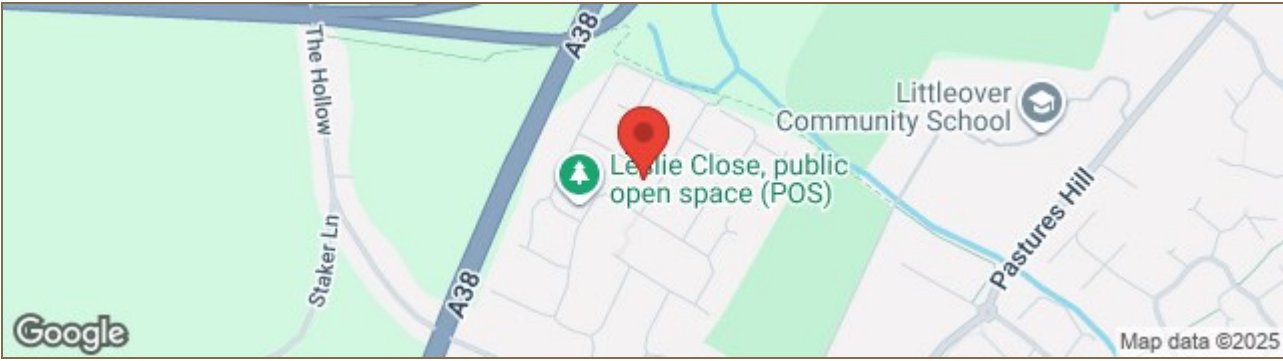
OUTSIDE

Externally there is a front driveway leading to an integral garage, lawned garden and gated access to the rear garden which has a paved patio and pathway, raised lawn and enclosed borders.

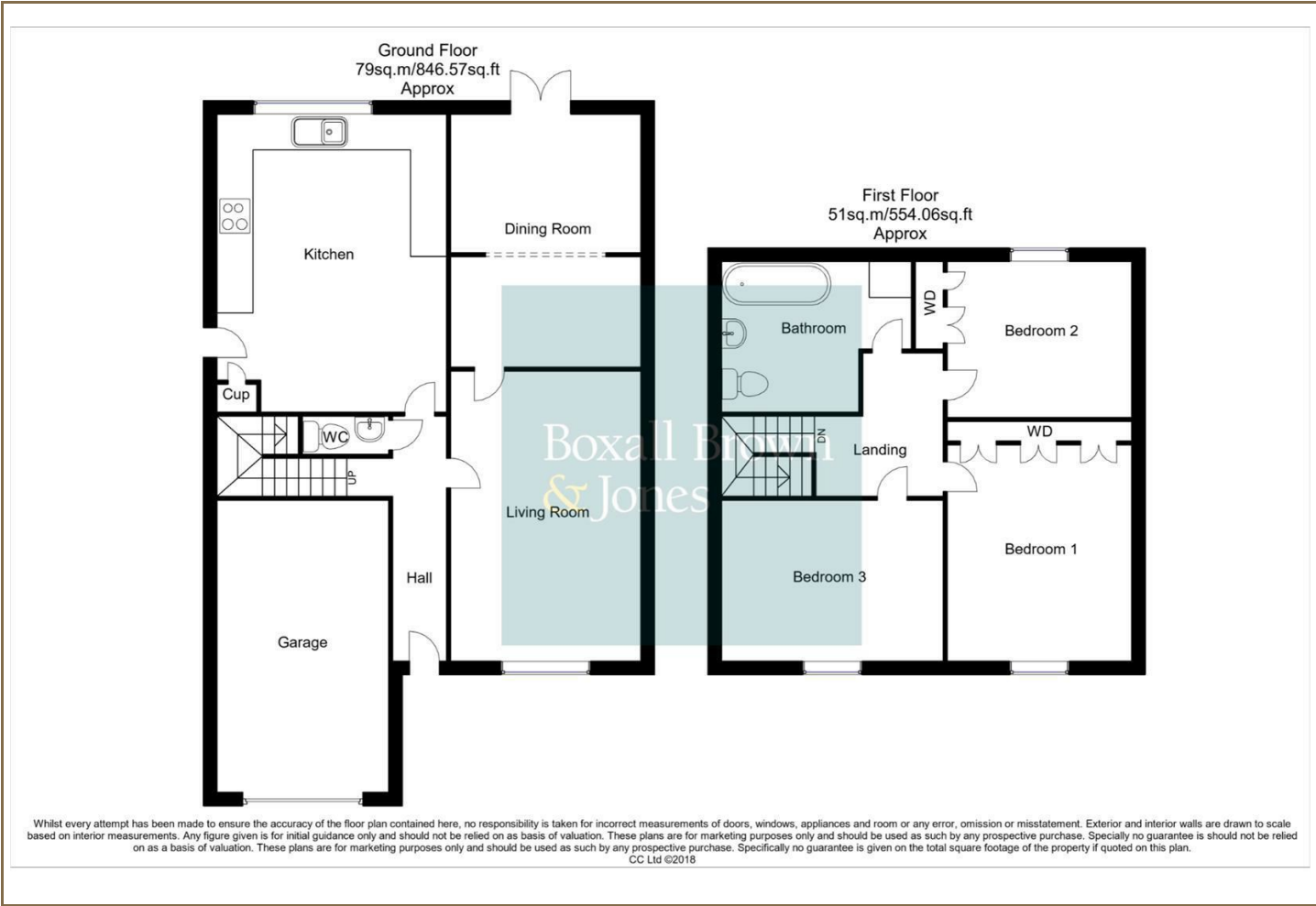




Road Map



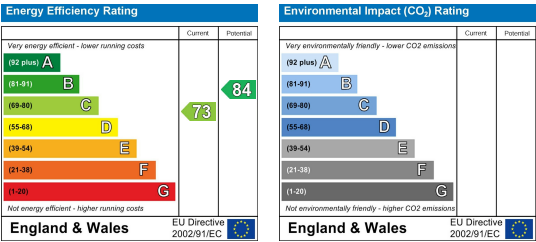
Floor Plan



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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