Heather Crescent

Littleover, Derby, DE23 2TD





Occupying a corner plot, this well-presented, extended detached bungalow offers well laid out accommodation including three bedrooms, a breakfast kitchen and spacious lounge diner. Private enclosed garden, driveway parking and a detached garage/workshop, all offered with no upward chain.

£290,000

John German

Entrance to the property is via an enclosed porch at the side of the property opening into an "L" shaped hallway with a built-in airing cupboard and doors leading to all the main living areas.

The extended kitchen overlooks the rear garden and is fitted with an extensive range of base and eye level units with roll edge worksurfaces extending to form a breakfast bar, inset one and a half bowl ceramic sink unit with mixer tap, leaving space for a full range of appliances, full height ceramic tiling, window overlooking the garden and a rear entrance door.

The living room is located on the opposite side of the bungalow with a lovely bow window providing natural light and a view of the street whilst the living flame gas fire forms the focal point of the room featuring a sleek marble surround and matching hearth.

The master bedroom is a beautifully proportioned double room with fitted bedroom furniture including wardrobes drawers and bedside units.

Bedroom two also has fitted wardrobes and matching units whilst bedroom three has been used most recently as a home office.

The fully tiled shower room completes the accommodation comprising low flush WC, pedestal washbasin and corner shower enclosure, window to the side and heated towel radiator. (please note there is room to reinstate a bath if desired).

Outside - Set on a corner plot with a wrap around lawned garden, hedge boundary and a fully enclosed walled rear garden, designed for easy maintenance with well-kept lawns, paved patio and ornamental beds. To the rear of the garden is the brick build detached single garage with power and lighting and a lean to workshop/potting shed on the side providing great storage and work space. In front of the garage is driveway parking for one car.

Heather Crescent is a quiet residential street situated in a popular area of Littleover and conveniently positioned for a wide range of local amenities. Nearby you will find local shops, supermarkets, cafés and everyday services, together with regular bus routes providing easy access to Derby city centre. The area is particularly well regarded for its selection of schools, including several highly rated primary and secondary schools. Residents can also enjoy nearby green spaces and parks, while excellent road links provide convenient access to the A38, A50 and A52, making commuting straightforward. Littleover village centre, the Royal Derby Hospital and a range of leisure facilities are all within easy reach, further enhancing the appeal of this desirable location.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derby City Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/28102026

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Agents' Notes

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