

# Fletcher & Company

11 Heather Crescent, Littleover, Derby, DE23 2TD

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Offers Around £229,000

Freehold

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- Peaceful Location
- Entrance Hall
- Lounge
- Extended Dining Kitchen
- Conservatory
- Two Bedrooms & Bathroom
- Double Glazed & Gas Central Heated
- Private Rear Garden
- Driveway & Garage
- Close to Village Amenities





## Summary

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A well-presented and extended, two bedroom, detached bungalow occupying a popular residential location in Littleover.

This is a well positioned, extended, two bedroom, detached bungalow located in Littleover. Double glazed and gas central heated with entrance hall, lounge, extended dining kitchen, conservatory, two bedrooms and a well-appointed bathroom. There is a garden to the front with driveway and garage. To the rear is a private, well-stocked garden.

# F&C

## The Location

Littleover is a popular village and suburb location with a busy centre offering a range of amenities. There is also a selection of shops on Blagreaves Lane. The property is also convenient for Derby City centre and nearby transport links.

## Accommodation

### Entrance Hall

13'3" x 3'6" (4.05 x 1.08)

A double glazed entrance door provides access to hallway with central heating radiator, useful storage cupboard and access to loft space.

### Lounge

14'9" x 10'0" (4.51 x 3.06)

With central heating radiator, decorative coving and double glazed window to front.



### Dining Kitchen

15'1" x 8'2" (4.61 x 2.50)

With granite effect preparation surfaces with matching upstands, inset stainless steel sink unit with flexible mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, wine storage, four plate electric hob with built-in oven beneath and extractor hood over, integrated fridge freezer, floor to ceiling central heating radiator and double glazed window to rear with matching French doors.



### **Conservatory**

7'1" x 5'4" (2.18 x 1.63)

A brick based and double glazed construction offering views over the private rear garden.



### **Bedroom One**

12'4" x 9'8" (3.78 x 2.96)

Having a central heating radiator, fitted wardrobes and double glazed windows to front.



### **Bedroom Two**

11'9" x 6'5" (3.60 x 1.96)

With central heating radiator and double glazed window to rear.



### **Bathroom**

12'2" x 4'9" (3.71 x 1.45)

Appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower over, separate shower cubicle, chrome towel radiator and sealed unit double glazed Velux window to rear.

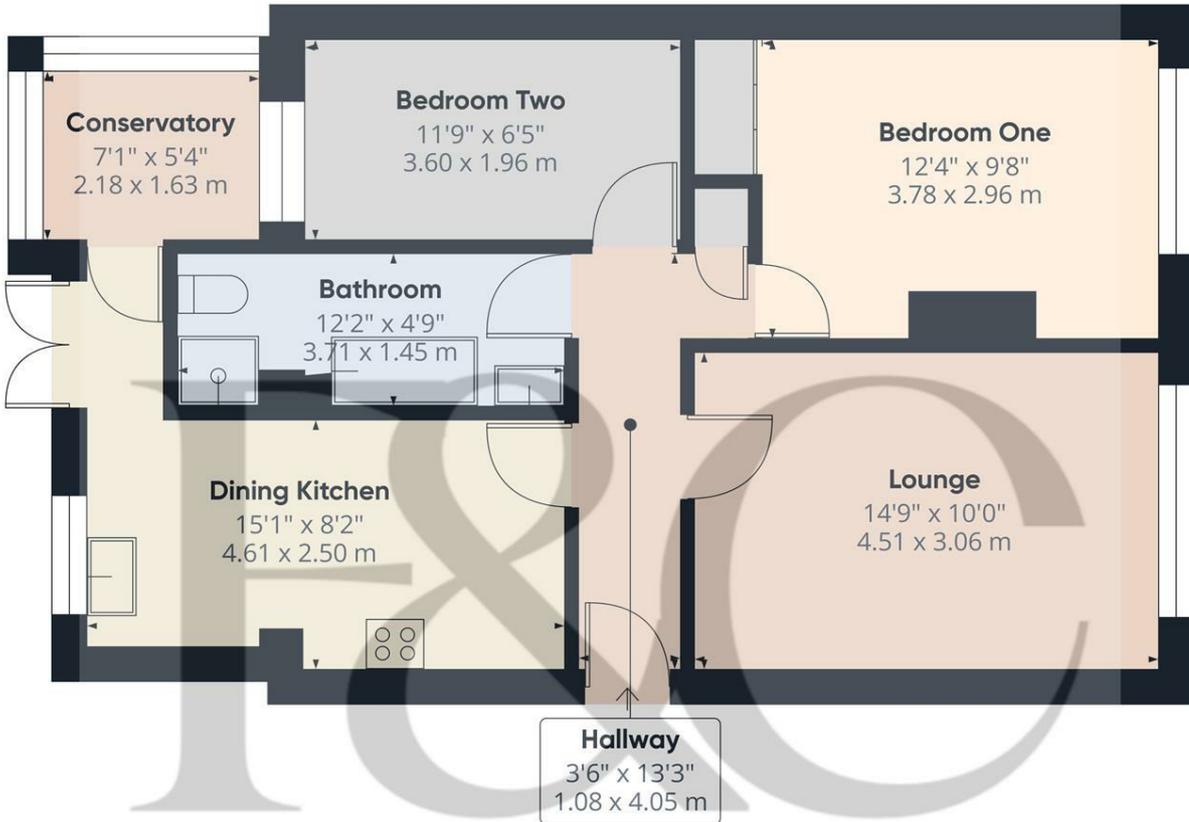


### **Outside**

The property occupies a pleasant location behind a well-stocked fore-garden with adjacent driveway providing access to a garage. To the rear of the property is an impressive, private rear garden with patio, lawn, an abundance of well-stocked borders and a high degree of privacy.



**Council Tax Band C**



Approximate total area<sup>(1)</sup>  
645 ft<sup>2</sup>  
60 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	