

3 Bed House - Semi-Detached

Price £285,000

 Valley Road, Littleover, Derby, DE23 6HS



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BY PAD GROUP

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Reception Hall



Having UPVC double glazed entrance door, understairs storage cupboard and staircase to first floor.



Living Room 13'5" x 12'0" (4.11 x 3.66)



Having feature fire surround, engineered oak floor, radiator and UPVC double glazed bay window.

Dining / Sitting Room 12'7" x 11'6" (3.84 x 3.51)



With contemporary style wooden fire surround incorporating a coal effect living flame fire, radiator and UPVC double glazed window to rear.

Well Equipped Kitchen 8'11" x 6'9" (2.72 x 2.06)



Having a range of wood-effect shaker style units, complemented by woodblock-style work surfaces and tiled splashbacks. Integrated appliances include an electric oven and a four-ring gas hob with extractor hood over, together with space and plumbing for a washing machine. There is also a UPVC double glazed window overlooking the rear garden and a door providing access outside.

First Floor

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Landing



Principal Bedroom 14'0" x 10'3" (4.29 x 3.13)



Bedroom Two 12'5" x 10'4" (3.81 x 3.15)



Bedroom Three 7'10" x 7'8" (2.41 x 2.36)



Bathroom 6'7" x 6'5" (2.03 x 1.96)



Having a modern white suite comprising a P-shaped bath with shower over, a low-flush WC and a wash hand basin, finished with stylish tiling and a heated towel rail

Outside



Outside, the property offers a low-maintenance gravelled fore garden and a

paved driveway to the side, which continues to a detached brick-built single garage (measuring internally 4.60m x 2.44) with power and lighting. There is also a brick-built store/outbuilding and a particularly generous, beautifully landscaped private rear garden, featuring two lawned areas, a raised timber-decked seating area, a paved patio and a timber-framed shed.



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Energy Efficiency Rating		
	Current	Potential
Only energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
49-54	E	
45-48	F	
35-44	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		