

4 Bed House - Detached

Price £350,000

 Dennis Close, Littleover, Derby, DE23 4BP



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A delightful modern detached family home having been thoughtfully extended and upgraded to provide a light and spacious high specification home which must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Situated within the renowned Littleover Community school catchment, this tastefully appointed house briefly comprises; entrance porch, reception hall, lounge / dining room, superior extended kitchen boasting a range of integrated appliances. To the first floor a landing leads to four bedrooms (bedroom with en-suite shower room) and bathroom with modern white suite. Outside, the property stands on a sizeable established plot in this ever popular locality with car parking and garage. The property is sold freehold. Council tax band C. Energy rating (currently being re rated).

Entrance Porch

Having UPVC double glazed entrance door and windows, ceramic tiled floor and full height cloaks cupboard.

Reception Hall



Having timber and multi paned entrance door, ceramic tiled floor, radiator, BT connection point and staircase to first floor.



Lounge/Dining Room 24'1" x 11'1" reducing to 9'10" (7.35 x 3.39 reducing to 3.02)



Having a feature fire, laminated wood effect floor, television connection point, radiator, UPVC double glazed picture window to front aspect and UPVC double glazed French doors to rear garden.



Extended Dining Kitchen 16'8" x 16'5" maximum (5.10 x 5.02 maximum)



Having a range of high gloss fitted wall, base and drawer units with feature marble working surfaces and matching splash backs, integrated Neff black glass induction hob, double electric fan assisted ovens and grills with microwave facility and plate warmer, concealed larder fridge, freezer, dish washer and automatic washing machine, ceramic tiled floor, door to garage, radiator, UPVC double glazed window with French doors to rear garden.

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First Floor

Landing

With access to roof space and airing cupboard (housing the wall mounted combination gas boiler)

Bedroom One 11'1" x 11'8" plus wardrobe depth (3.38 x 3.57 plus wardrobe depth)



Having a range of built in wardrobes together with matching bedroom furniture, radiator and UPVC double glazed window to front aspect.



Bedroom Two (Guests Bedroom) 12'6" x 7'6" (3.83 x 2.31)



Having built in bedroom furniture, laminated wood effect floor, radiator, UPVC double glazed window and door to:-



Shower Room/En Suite



Having modern three piece suite with fixed head mains fed shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting floor, fitted storage, wall mounted extractor fan, white enamel heated towel rail and UPVC double glazed window to rear aspect.

Bedroom Three 11'7" x 10'3" maximum (3.54 x 3.14 maximum)



Having a laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

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Bedroom Four 6'6"/42'7" x 5'10" (2/13 x 1.79)



Currently used as a home office and having built in furniture, laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

Bathroom



Having modern three piece suite with

shower attachment and mixer tap over bath, complimentary ceramic tiled walls with contrasting floor, fitted storage, wall mounted, chrome heated towel rail and UPVC double glazed window to rear aspect.

Outside



The property occupies a sizeable mature plot at this ever popular residential address, sited within the renowned Littleover Community School catchment area. To the front is a concrete printed fore court giving car standing space for three cars and leading to the integral brick garage, measuring internally 5.06 x 2.35m, having a roller shutter garage door, internal personal door and supplied with power and light. The rear garden is laid to a shaped lawn with patio area, sun terrace and mature borders.



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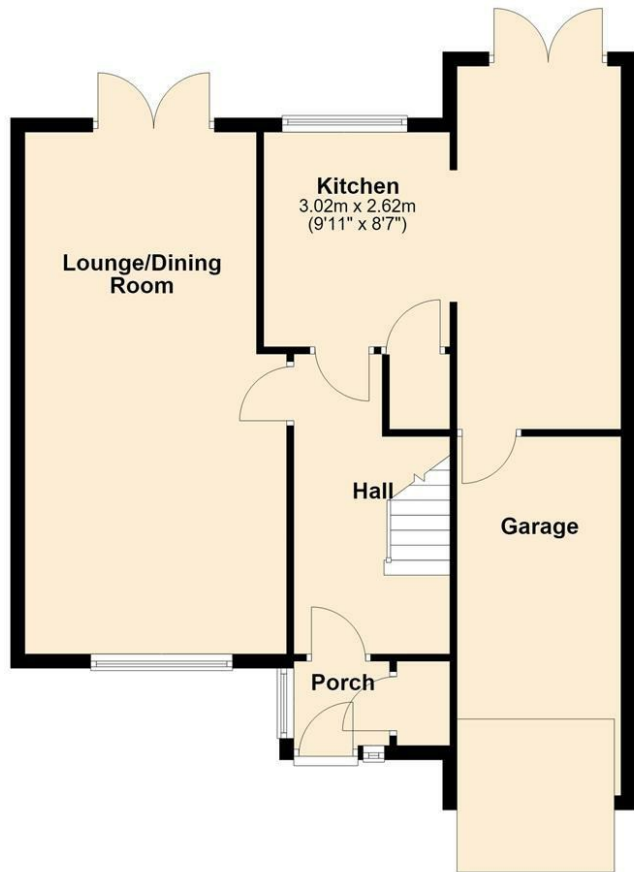
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Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		