



## 3 Bed House - End Town House

25 Norbury Crescent, Littleover, Derby DE23 2QT

Price £195,000 Freehold



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**Fletcher**  
& Company

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- End Town House - Ideal for First Time Buyer or Young Family
- Popular Location - Close to Local Amenities
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Kitchen & Pantry
- Three Bedrooms & Shower Room
- Generous Sized Garden with Brick Store
- Off-Road Car Parking
- No Chain Involved
- Easy Access to Derby, A38 & A50

IDEAL FOR FIRST TIME BUYER/YOUNG FAMILY - A popular, three bedroom, end town house benefitting from a generous sized garden, located close to good amenities.

#### 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

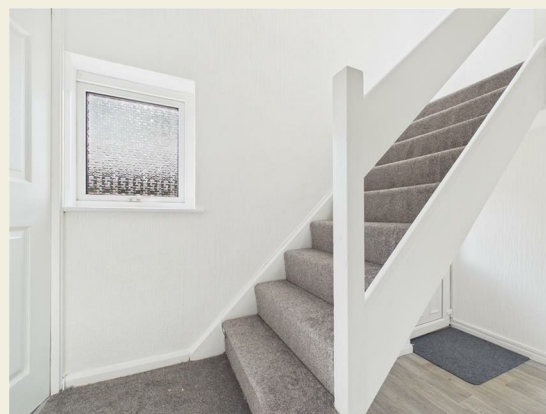
##### Ground Floor

##### Storm Porch

##### Entrance Hall

10'10" x 6'3" (3.31 x 1.91)

With entrance door, radiator and staircase leading to first floor.



##### Cloakroom

4'7" x 2'5" (1.41 x 0.76)

With WC and double glazed window.

## Lounge/Dining Room

17'0" x 13'6" (5.20 x 4.13)

With radiator, double glazed window to front and double glazed, sliding patio door opening onto garden.



## Kitchen

10'3" x 9'10" (3.14 x 3.02)

With single stainless steel sink unit with mixer tap, wall and base units, work tops, electric hob, electric oven, plumbing for automatic washing machine, plumbing for dishwasher, double glazed window to rear and double glazed side access door.



### Pantry

3'9" x 2'4" (1.16 x 0.72)

With shelving.

### First Floor Landing

7'10" x 3'0" (2.40 x 0.92)

With double glazed window to front and access to roof space.

### Bedroom One

13'6" x 9'10" (4.14 x 3.00)

With radiator, double glazed window to rear and internal panelled door with chrome fittings.



## Bedroom Two

10'4" x 9'11" (3.15 x 3.04)

With built-in cupboard housing the boiler, radiator, double glazed window to rear and internal panelled door with chrome fittings.



## Bedroom Three

10'0" x 6'11" (3.05 x 2.13)

With radiator, double glazed window to front and internal panelled door with chrome fittings.



### Shower Room

6'3" x 5'6" (1.92 x 1.70)

With electric shower, wash basin, low level WC, tiled splashbacks, double glazed window, extractor fan and internal panelled door with chrome fittings.



### Front Garden

The property is set back from the pavement edge behind a low maintenance garden and providing off-road car parking.



### Rear Garden

To the rear of the property is a generous sized, enclosed rear garden laid to lawn with gravel beds and fencing.



Brick Store  
With power.

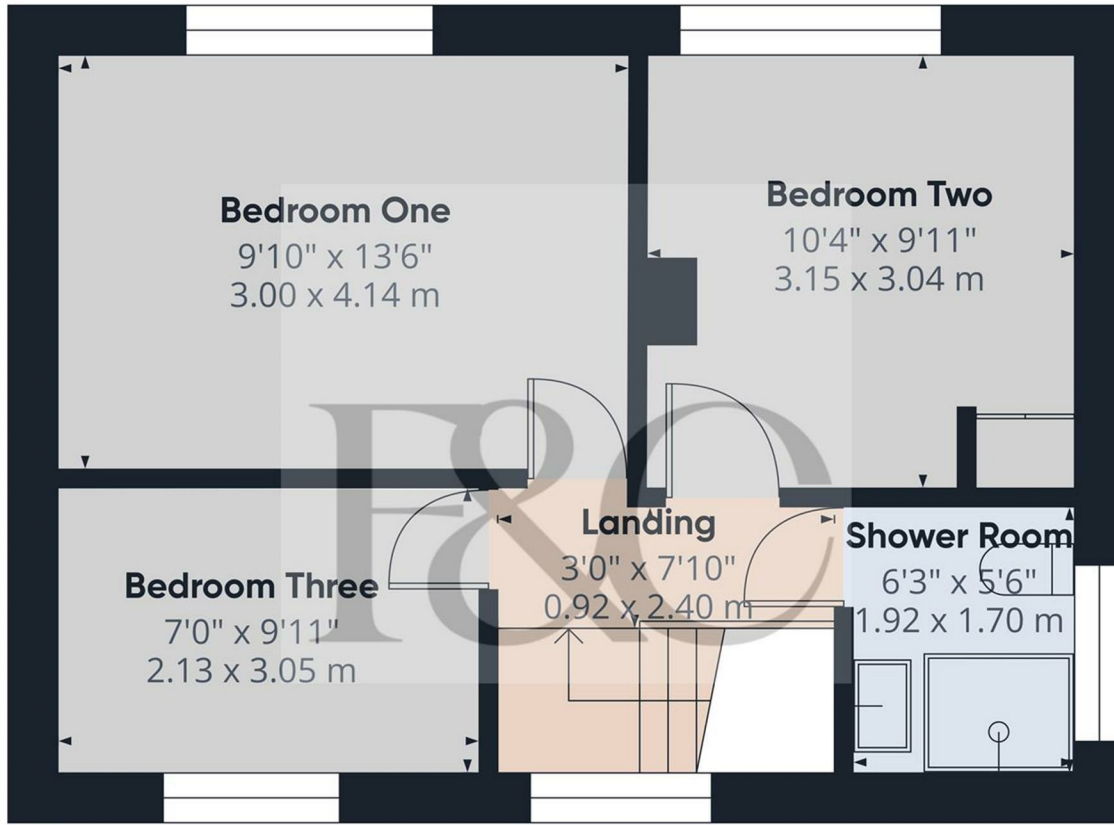


Side Access  
With gate and space for storing wheelie bins and storm canopy porch.

Council Tax Band A



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Floor 1

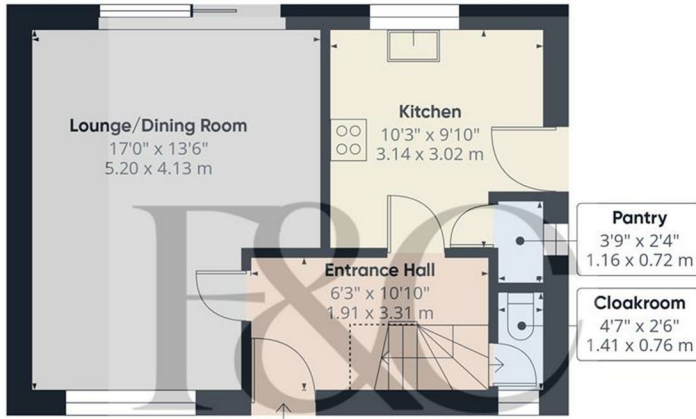
Approximate total area<sup>(1)</sup>  
372 ft<sup>2</sup>  
34.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
774 ft<sup>2</sup>  
71.9 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		
(69-80) <b>C</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>86</b>
	<b>71</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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