Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

22 Grosvenor Drive, Littleover, Derby, DE23 3UQ

£280,000

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A smartly presented three bedroom, three bathroom, end-townhouse providing spacious and versatile accommodation across three floors and attractively offered for sale with no chain.

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This impressive home includes gas central heating with a modern Worcester boiler, UPVC double glazing and briefly comprises, entrance hallway with open plan access into a reception area, ground floor cloakroom with shower, ground floor double bedroom with French doors and utility room. On the first floor is where the main living area can be found being a spacious open plan 'L' shaped area providing plentiful space for dining and lounge furniture also featuring two Juliet balconies, the kitchen adjoins the dining area with integrated cooking appliances, fridge and dishwasher. To the second floor are two double bedrooms, both with built-in wardrobes, the principal with en-suite, finally a large main separate bathroom.

Externally, the driveway has been widened to provide two car parking spaces, gated side access to an enclosed rear garden enjoying a southerly aspect with patio and lawn.

Grosvenor Drive is a well-positioned street within this highly regarded residential area close to the reputable Griffe Field primary school, useful local shops and with ease of access into Littleover village high street, A38 and city centre. Also within close proximity is the Derby Royal Hospital, Toyota and various sites of Rolls-Royce.

An impressive home in good decorative order attractively offered for sale with no chain.

ACCOMMODATION

ENTRANCE HALLWAY

Main front door leading into a hallway with open plan access into a large reception room, radiator, stairs to first floor with useful cupboard beneath.

CLOAK AND SHOWER ROOM

9'5" x 2'9" (2.87m x 0.84m)

Appointed with a shower cubicle with mains shower, wash basin and WC, vinyl flooring, UPVC double glazed window, radiator.

RECEPTION ROOM

15'11" x 8'1" (4.85m x 2.46m)

Converted from the original integral garage into a spacious reception room having a front facing UPVC double glazed window, laminate flooring, radiator.

UTILITY ROOM

8'9" x 6'7" (2.67m x 2.01m)

With plumbing and space for laundry appliances, wall mounted Worcester combination boiler, fitted kitchen units, laminate worktops, stainless steel sink and drainer, rear door, radiator.

BEDROOM

9'3" x 8'5" (2.82m x 2.57m)

A comfortable double bedroom with UPVC double glazed French doors to the rear garden, radiator.

FIRST FLOOR

LANDING
With stairs to the second floor, radiator.

OPEN PLAN LIVING DINING ROOM
26'2" max x 15'7" (7.98m max x 4.75m)
A spacious area with plentiful space for all dining and lounge furniture, front and rear Juliet balconies, additional front window, media connections, carpeted and vinyl flooring, radiators.

KITCHEN
8'10" x 6'7" (2.69m x 2.01m)
With a range of fitted units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, integrated dishwasher and fridge, inset ceiling spotlights, UPVC double glazed window.

SECOND FLOOR

LANDING
With store cupboard.

BEDROOM ONE
13'7" x 9'9" (4.14m x 2.97m)
A spacious main bedroom benefiting from an ensuite and built-in wardrobes with sliding mirrored doors, two front facing UPVC double glazed windows, radiator.

EN-SUITE
8'7" x 5'1" (2.62m x 1.55m)
Featuring a double width shower enclosure with mains shower, tiled walls, low level WC, wash basin, vinyl flooring, extractor fan, inset ceiling spotlights, radiator.

BATHROOM
9' x 6'7" (2.74m x 2.01m)
A spacious bathroom appointed with three piece suite comprising a panelled bath with handheld shower, wash basin and WC, half-tiled walls, vinyl flooring, Velux window, extractor fan, radiator.

BEDROOM TWO
9'10" x 8'7" (3.00m x 2.62m)
A comfortable double bedroom benefitting from built-in wardrobes with sliding mirrored

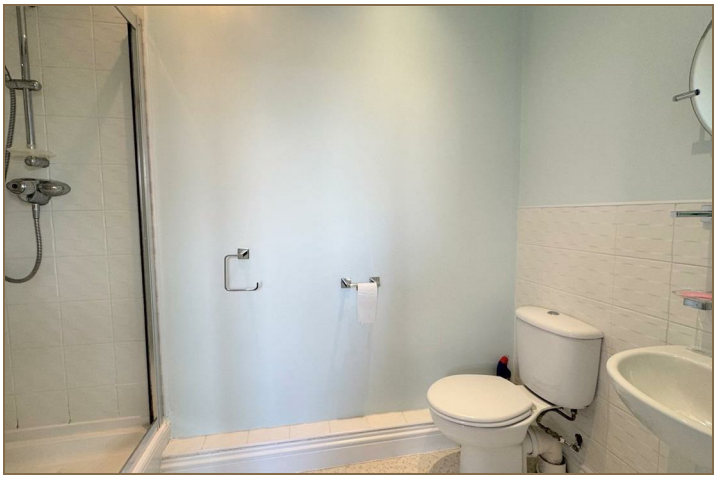
doors, rear facing UPVC double glazed window, radiator.

OUTSIDE

Externally, the driveway has been widened to provide two car parking spaces, gated side access to an enclosed rear garden enjoying a southerly aspect with patio and lawn.

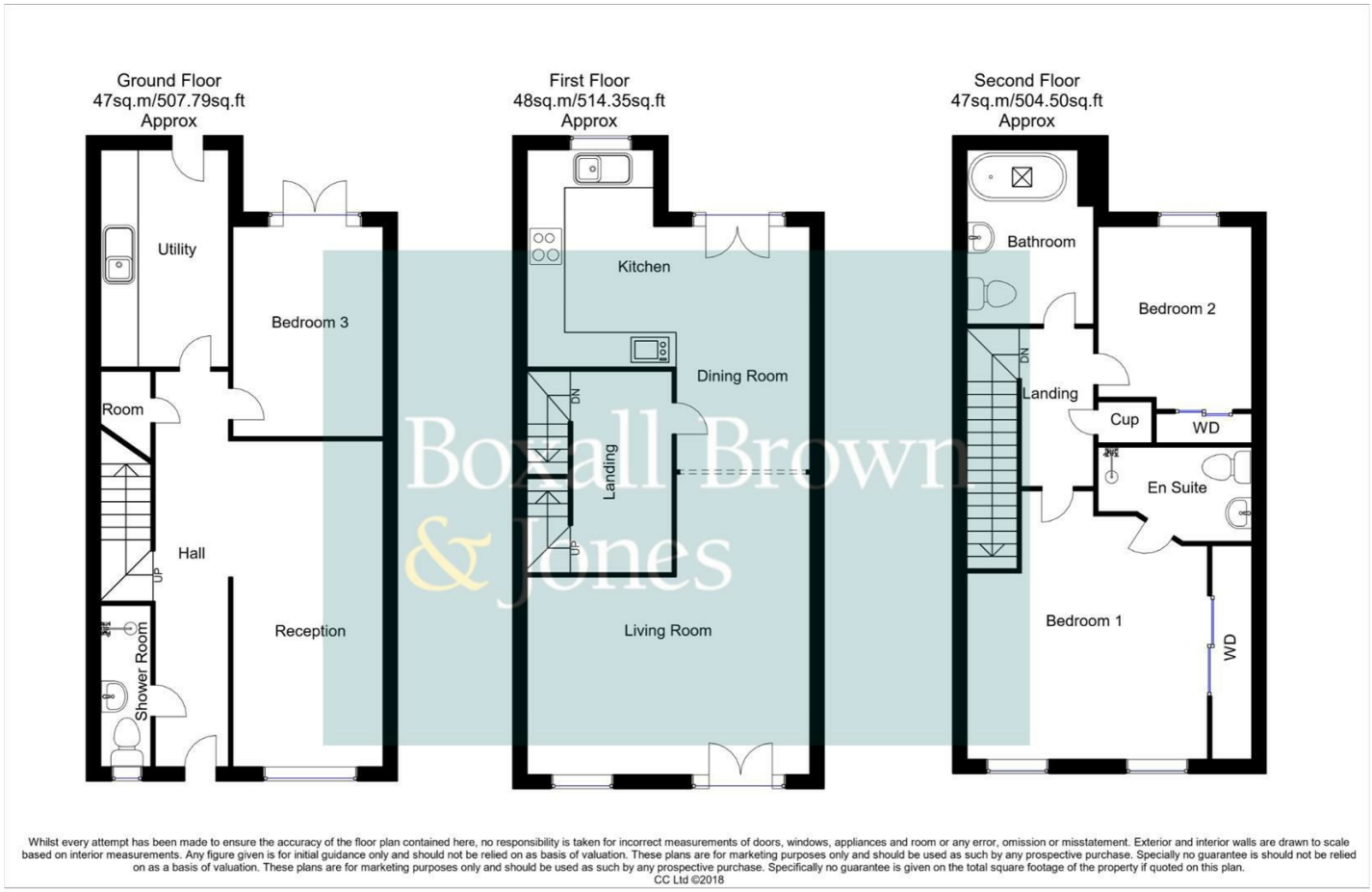
PLEASE NOTE

Building Regulation approval has not been acquired for the garage conversion.



Road Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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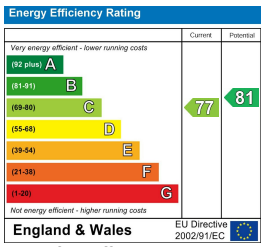
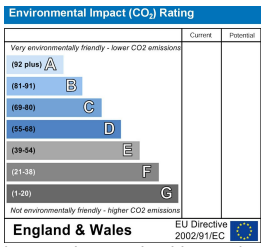
Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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