

Squires Way

Littleover, Derby, DE23 3XB

John German



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£525,000

An executive detached family home on a highly regarded development with spacious accommodation complemented by a generous garden, extensive parking and double garage. Griffie Field School catchment area.

This beautifully maintained home built in 2001 by Miller Homes to their Hathersage design has been beautifully maintained over the years including upgraded electrics, fire alarms, house alarm and a new boiler in 2022. The property has been let to a lovely family for the last couple of years at a rent of £1800pcm.

Entrance to the property is via an impressive entrance hall with access off to the ground floor living spaces as well as a central staircase rising to the first floor with a feature arched window.

The ground floor guest cloakroom is located off the main entrance hall fitted with a low flush WC and washbasin with tiled splashback.

The main living room sits across the full depth of the house with a lovely double aspect including a bay window to the front and French doors opening onto the rear garden. A feature fireplace forms a focal point to the room with wooden surround and living flame effect gas fire (currently capped and for display only) with marble back and hearth.

The dining room has a wide bay window providing plenty of natural light and a lovely view of the garden.

The breakfast kitchen is fitted with an extensive range of base and eye level units with roll edge work surfaces, inset stainless steel one and a half bowl sink unit with mixer tap, window above and tiled splashbacks. Built in eye level double oven, gas hob with extractor hood over, integrated fridge freezer and dishwasher, leaving plenty of space for a breakfast table and chairs.

The utility room is fitted with a matching base unit, roll edge work surfaces, inset stainless steel sink unit and tiled splashbacks leaving space for a washing machine and tumble dryer. Side entrance door.

Completing the ground floor accommodation is a home office perfect for anyone working from home, for homework or as a hobby space.

On the first floor the wrap around staircase leads to a central landing with doors leading off to three well proportioned family bedrooms all with built-in or fitted storage and to the principle bedroom which overlooks the rear garden and features fitted wardrobes and an en-suite shower room comprising low flush WC, pedestal washbasin, extensive tiling including a fully tiled shower enclosure, window to the front.

The family bathroom is fitted with a low flush WC, pedestal washbasin and a panelled bath with shower over and folding shower screen, extensive tiling and a window to the front.

Outside the property is set aside onto Squires Way with well stocked ornamental beds and a tarmaced driveway proving ample parking as well as access to the detached double garage with electric door and power laid on. There is also an EV charger.

To the rear is a fully enclosed garden being mainly laid to lawn with herbaceous borders and a paved patio. There is room for storage to the side of the house with a path and gated access to front.

The Location - The property is located in popular Heatherton Village, noted for its excellent schooling, including Griffie Field Primary, Littleover Community and Derby Moor Secondary Schools nearby along with Derby high school which is a highly regarded private school. Within the estate there is a parade of shops and nearby Littleover centre offers an excellent range of amenities. The property is convenient for easy access onto the A50 and A38. That is also a regular bus service into Derby City centre and around the area with a bus stop on Squires Way. Derby Royal Hospital and Rolls Royce are some of the major employers with sites nearby.



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Ground Floor

Approximate total area⁽¹⁾

149.1 m²
1604 ft²

Reduced headroom

0.2 m²
2 ft²

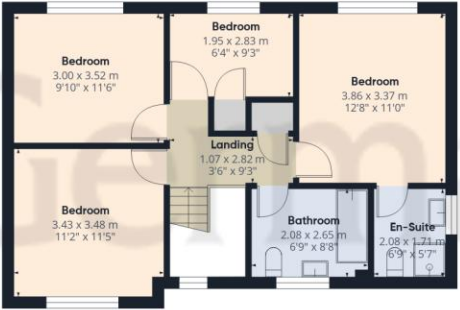
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Floor 1





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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