

Sedgemoor Way

Heatherton Village, Littleover, DE23 3YX

John German





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£440,000

Situated in a tucked away position within popular Heatherton Village is this immaculately presented and recently renovated detached house. The superbly presented accommodation on offer has been enhanced to an incredibly high standard by the current owner creating a stylish modern home.



The property is located off a shared private driveway at the head of this very pleasant cul-de-sac overlooking the Hell Brook recreational path which was designed as a wildlife corridor through the Heatherton development. It forms a pleasant circular walk around Heatherton Sedgemoor Way and also has its own small park and a small playground suitable for young children. Heatherton itself is a highly regarded location with a range of local retail outlets and a regular local bus service making the area extremely popular with families and professionals. The property lies within Griffield Primary and Littleover Community School catchment areas. Private education is also local with Derby High School and Derby Grammar School for boys just along the main road. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital. Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network.

Entrance to the property is via a spacious entrance hall with Karndean flooring and doors leading off to the ground floor living spaces. A courtesy door opens into the garage, stairs rise to the first floor and there is a very useful built-in storage cupboard in the hallway. The ground floor guest WC has just been refitted with a low flush WC and a stylish vanity wash basin with ample storage beneath, full height ceramic tiling, heated towel rail and a window to the side.

The main living room overlooks the front elevation and the tree lined nature walk via a large bay window, a fireplace forms the focal point of the room fitted with a living flame gas fire with marble hearth and background and wooden surround plus Karndean flooring that continues through into the dining room accessed via glazed double doors leading into the dining room which in turn has French doors leading out onto the rear patio along with a glazed internal door back through to the hallway.

The breakfast kitchen is fitted with a matching range of high gloss floor and wall mounted units with under lighting, wooden work surface over and splashbacks incorporating sink and drainer with mixer tap, integral fan assisted oven, integral microwave oven, integral dishwasher and integral wine cooler. There is plinth lighting, natural stone tiled flooring, a window overlooking the rear garden and a vertical radiator. A door leads into the utility room that is fitted with a matching range of high gloss floor and wall mounted units, wooden work surface and splashbacks over incorporating an integral washing machine, cupboard housing the gas central heating boiler, rear entrance door providing access to rear garden and natural stone tiled flooring.

On the first floor a central landing has a window to the side, loft access hatch and airing cupboard housing hot water cylinder. The master bedroom has a large window overlooking the front elevation, fitted wardrobes and its own en-suite shower room having been refitted with a low flush WC, vanity wash basin with storage beneath and LED mirror above, a large separate shower cubicle, full height ceramic tiling, stylish towel radiator and a window to the front.

There are three further well proportioned bedrooms all served by a family shower room which has again been refitted with a low flush WC, vanity wash basin with storage beneath and LED mirror above, a large separate shower cubicle, full height ceramic tiling, window to the front with fitted shutters and a chrome heated towel rail.

Outside to the front of the property there is a driveway providing ample side by side off street parking for three cars which leads to a single garage with power and light connected. There is access to front entrance door, low maintenance borders and outside lighting. Gated access leads to the rear of the property where there is a good sized enclosed garden which is mainly laid to lawn along with a large block paved patio adjacent to the house. The rear garden enjoys a good degree of privacy and natural sun light.

Note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

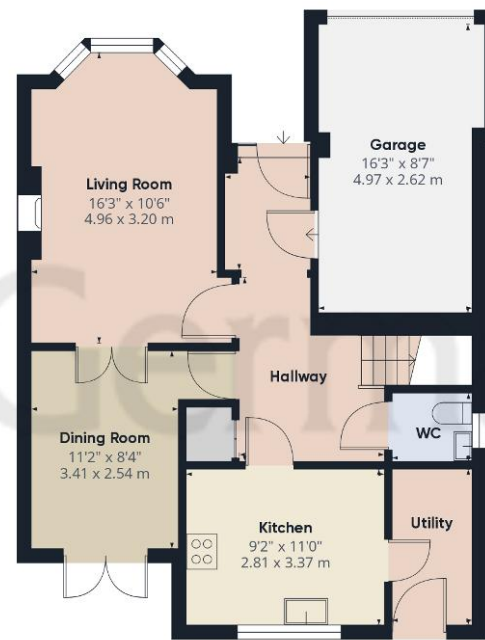
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

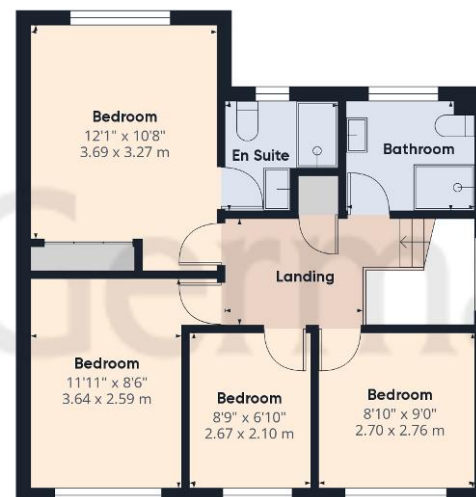
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/27022025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1231.72 ft²

114.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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