# Church Street

Littleover, Derby, DE23 6GF

John German




John German


John German


John German


John German



# Church Street

Littleover, Derby, DE23 6GF

£300,000

**Very stylish period home refitted throughout over recent years with a high quality finish. Located in the Littleover old village with-in walking distance of the shopping precinct. This lovely spacious home has three elegant reception rooms providing plenty of excellent family living space great for entertaining.**

John German

Entrance to the property is via a replacement composite entrance door in front of which is a patterned tile floor with a storm canopy above. The entrance hall has stairs leading to the first floor landing with open spindles and painted wooden handrail, modern central heating radiator, PVCu double glazed window to the side elevation, useful under-stairs storage cupboards. Contemporary engineered oak doors give access to the sitting room, lounge/dining room and downstairs WC that is fitted with a white two-piece suite comprising a low level WC with push button flush, wall mounted ceramic wash hand basin, patterned tiling to half wall height (full height above the washbasin) patterned tiled effect floor, PVCu double glazed window to the side elevation, wall mounted storage cupboard and built-in meter cupboard.
The bay fronted sitting room has a feature modern fireplace with white painted surround, granite hearth and tiled backplate with an inset coal effect living flame gas fire, engineered oak floor, modern central heating radiator, TV point, coving to ceiling.
The family room sits in the middle of the house with double aspect windows, a feature fireplace with white painted surround, granite hearth and patterned tile backplate with an Arlec electric stove effect fire, engineered wood floor, built-in shelving into the recess with glass shelves, modern central heating radiator and contemporary engineered oak doors giving access to the kitchen and ground floor bedroom four/study.
The modern kitchen has been refitted with a range of shaker style units with pewter handles, roll edge laminated wood block effect work surfaces over, ceramic sink drainer unit with chrome swan neck style mixer tap, integrated Bosch stainless steel electric oven, Bosch halogen four ring hob with stainless steel extractor unit over, integrated low level fridge and integrated automatic washing machine. Ceramic tiled splash-backs, wood effect flooring, PVCu double glazed window to the rear elevation, recessed LED down-lighters and a PVCu opaque double glazed doorway giving access through to the rear garden.
The dining room is located off the family room and overlooks the front elevation having a modern central heating radiator, recessed LED down-lighters and decorative panelling to half wall height.

On the first floor stairs lead to a fully renovated first floor with an "L" shaped landing with engineered oak doors leading off to the bedrooms and bathroom, PVCu double glazed window to the side elevation plus loft access, brand new neutral carpeting, new ceilings and decoration. The master bedroom has a modern central heating radiator, wooden picture rail, PVCu double glazed window to the front elevation, a brand new fitted neutral carpet and brand new fitted wardrobes.
The en-suite shower room has been fitted with a white two-piece suite comprising wall mounted ceramic wash hand basin and a brand new shower enclosure, monochrome ladder style heated towel rail, ceramic tiled floor, ceramic tiling to walls, extractor fan, recessed LED down-lighters and a PVCu opaque double glazed window to the front elevation.
Bedroom two has a PVCu double glazed window to the side, a built-in wardrobe and a modern central heating radiator whilst bedroom three overlooks the rear garden and has a central heating radiator and laminate flooring.
The luxury family bathroom is fully tiled and has been refitted with a luxury period style white three-piece suite comprising a low level WC, ceramic wash hand basin with chrome taps with built in storage beneath panelled bath with wall mounted chrome mains fed shower unit, patterned tile floors, ladder style heated towel rail, recessed LED down-lighters, extractor fan and a PVCu opaque double glazed window to the rear elevation.

**Outside** - The property sits in a commanding position behind a pressed concrete block paved effect driveway providing off-road car standing for three vehicles. Hedgerow boundary to the front with slate and gravel beds. The driveway gives access to a single attached brick built garage that has power, lighting and up and over vehicular door. Timber gated access to the side leads to the enclosed side and rear gardens. The gardens wrap around the front, side and rear of the house however please note the gardens are modest in size suited to anyone that enjoys sitting out but doesn't want the responsibility of the upkeep usually required with larger spaces. There is a small side garden area with a stone paved pathway and a small area laid to lawn with a hedgerow boundary and slate channels. To the rear of the property there is a timber decked seating area which leads to a courtyard style rear garden. The timber decked seating area has a retractable canopy over and steps leading to a pressed concrete block paved effect patio and there is a further timber decked seating area to the bottom of the garden with a timber framed pergola over. The garden offers a good deal of privacy and is enclosed by a hedgerow boundary.

**Location** - Situated just a short walk away from Littleover Village centre which offers a comprehensive range of shops and amenities including a supermarket, public houses/restaurants, pharmacy and petrol station. The property falls within the catchment area for the noted Littleover Community School, St Peters Junior School and Carlyle Infant School. Private education is also easily accessible with Derby High School and Derby Grammar School. Local recreational facilities nearby include Mickleover Golf Course and Littleover Tennis Club. There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There is also a regular bus service from Littleover Village to Derby City Centre and Burton-Upon-Trent. The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

**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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
**Property construction**: Traditional **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**: 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 C
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/30052025

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.

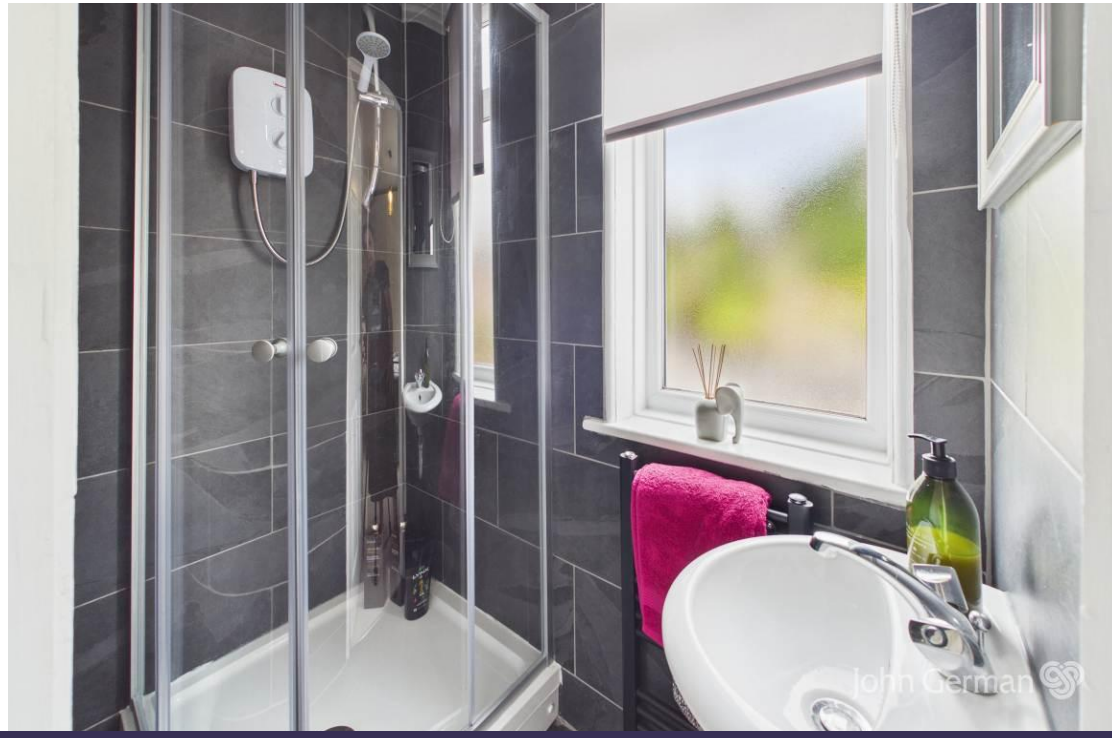
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

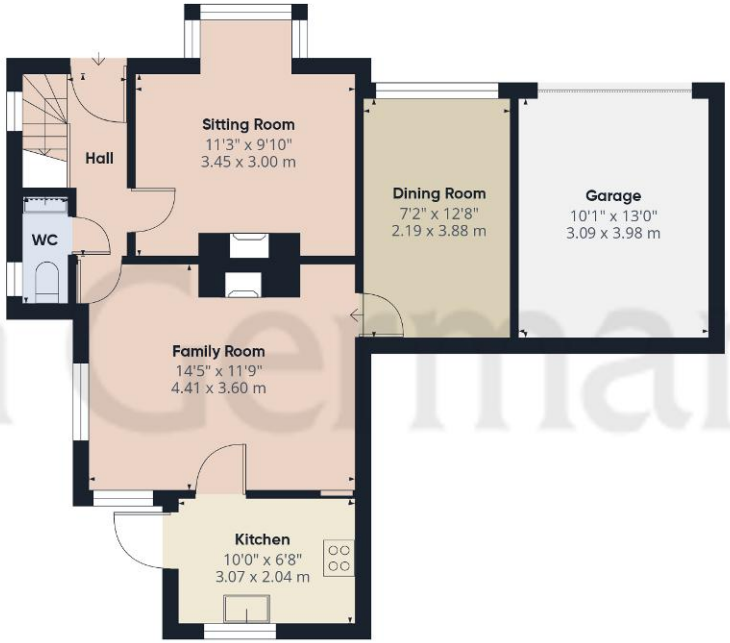



John German

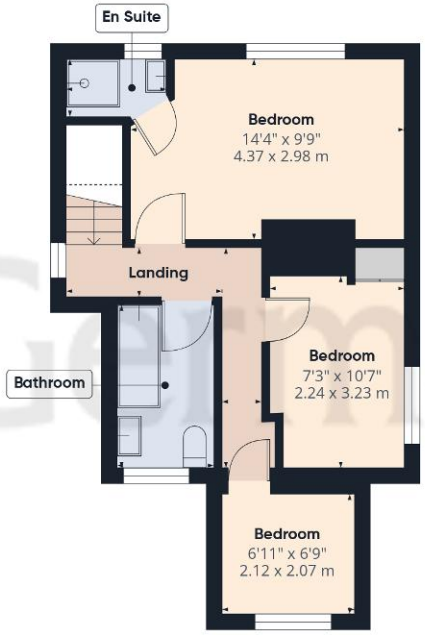

John German


John German


John German




Ground Floor




Floor 1

John German

**Approximate total area**(1)

1017 ft²

94.6 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360











## Agents' Notes

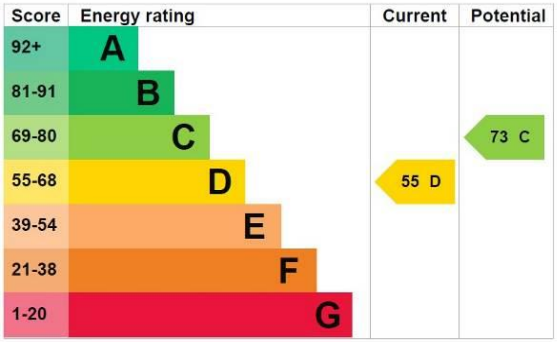
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

**Survey Services -** If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.




John German
Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
01332 943818
derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German







