



**17 Whittlebury Drive, Littleover, Derby, DE23 3BF**

**£315,000**

Situated in the sought-after Heatherton area of Derby, this three-bedroom detached home offers spacious accommodation ideal for families, downsizers, or investors.

Features include driveway parking for two cars, a garage, en suite to the main bedroom, and an enclosed rear garden within the Littleover Community School catchment area.



## 17 Whittlebury Drive, Littleover, Derby, DE23 3BF

### Summary Description

Positioned within the ever-popular Heatherton area of Derby, this three-bedroom detached property presents an ideal opportunity for those looking to add their own touch to a well-proportioned family home. Offering generous living space throughout, it will appeal equally to growing families, downsizers, or investors seeking a property with excellent potential in a highly desirable location.

The ground floor accommodation includes a welcoming entrance hall, spacious lounge, and separate dining room with French doors opening to the garden. The kitchen provides ample storage and workspace, with the benefit of an adjoining utility room and a downstairs cloakroom. To the first floor, the principal bedroom features fitted wardrobes and an en suite shower room, while two further well-sized bedrooms share a modern family shower room. Externally, the property benefits from driveway parking for two cars, an attached single garage, and a private rear garden that is mainly laid to lawn with patio seating and mature borders – perfect for relaxing or entertaining.

Located within the Littleover Community School catchment area, this property enjoys easy access to a range of local amenities, including shops, cafes, and healthcare services. Heatherton is well placed for road links via the A38, A50, and A516, offering convenient access to Derby city centre and surrounding areas. Regular bus services and nearby rail connections make it ideal for commuters, while excellent schooling and green open spaces ensure a strong appeal for families.

### Entrance Hall

Front aspect part decorative obscure glazed hardwood main entrance door, radiator.

### Lounge

11'11 x 15'1 (3.63m x 4.60m)



Front aspect upvc double glazed window, coving to ceiling, wooden Adam style fireplace with electric fire, tv point, cable point, telephone point, two radiators.

### Dining Room

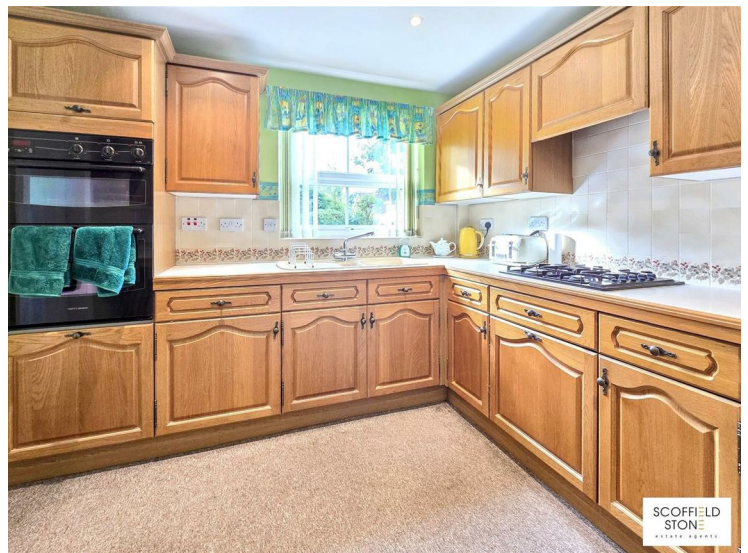
8'6 x 9'7 (2.59m x 2.92m)



Rear aspect upvc double glazed French doors to garden with side windows, coving to ceiling, radiator.

### Kitchen

9'0 x 9'5 (2.74m x 2.87m)



Rear aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units with stone effect worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome mixer tap, inset gas hob with extractor hood over, integrated double electric oven, integrated fridge, under stairs storage, radiator.

### Utility

4'10 x 6'8 (1.47m x 2.03m)

Side aspect obscure hardwood double glazed window, rear aspect part obscure upvc double glazed door to garden, fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, wall mounted Glowworm gas boiler, radiator, access to roof space.



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### Guest Cloakroom

Side aspect obscure hardwood double glazed window, wash hand basin with chrome hot and cold taps, tiled splashback, low flush wc, radiator.

### Stairs/Landing

Side aspect hardwood double glazed window, airing cupboard with hot water cylinder, access to roof space.

### Bedroom One

12'12 x 10'6 (3.66m x 3.20m)



Front aspect upvc double glazed window, over stairs storage cupboard, fitted wardrobes, radiator.

### En Suite Shower Room

4'8 x 5'8 (1.42m x 1.73m)

Front aspect obscure upvc double glazed window, ceramic tiled flooring, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap set to vanity unit, low flush wc, shower enclosure with plumbed shower, radiator.

### Bedroom Two

8'7 x 8'2 (2.62m x 2.49m)



Rear aspect upvc double glazed window, radiator.

### Bedroom Three

6'4 x 8'1 (1.93m x 2.46m)



Rear aspect upvc double glazed window, radiator.

**Family Shower Room**  
5'7 x 5'7 (1.70m x 1.70m)



Side aspect obscure hardwood double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome mixer tap, double shower enclosure with plumbed shower, radiator.

**OUTSIDE**

**Garage**  
8'2 x 15'4 (2.49m x 4.67m)

An attached single garage with metal up and over door, light and power.

**Frontage and Driveway**

A tarmacadam driveway with adequate parking for two cars parked side by side. Lawn. Gated access to the rear garden.

**Rear Garden**



An enclosed, private garden which has been landscaped to provide lawn, paved patio and established herbaceous borders. Cold water tap.

**Material Information**  
Verified Material Information

Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: Survey Instructed  
Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage, Driveway, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access shower  
Coal mining area: No  
Non-coal mining area: No  
Loft access: Yes - insulated and unboarded, accessed by: Via trapdoor on landing

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Follow the link for the full report:  
<https://moverly.com/sale/SXhHzwEG1KTygg9g2GcwwD/view>

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.



### Buying to Let?

Guide achievable rent price: £1500pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

what3words ///slips.crisp.seats

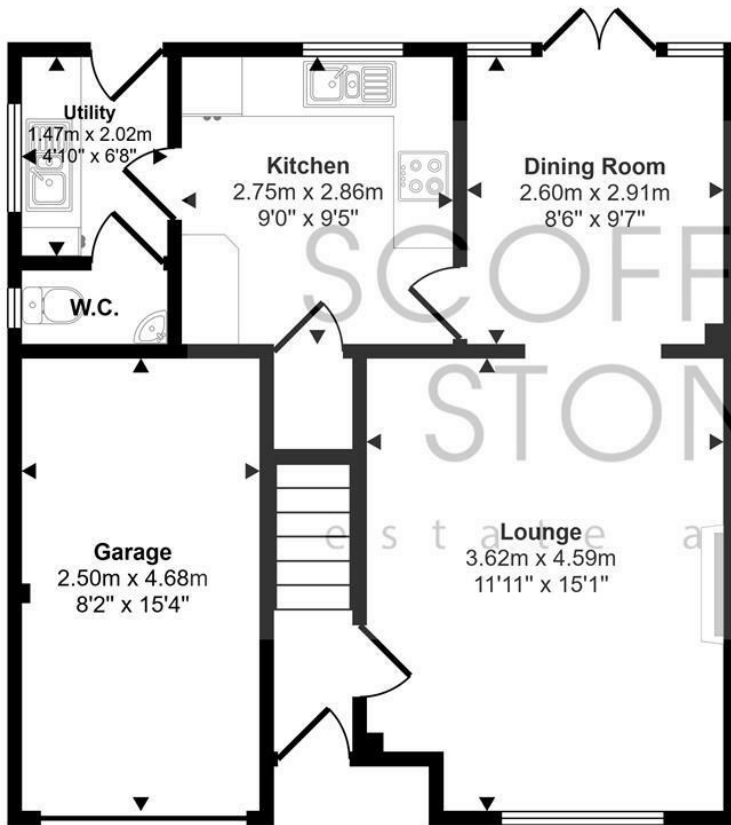
### ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

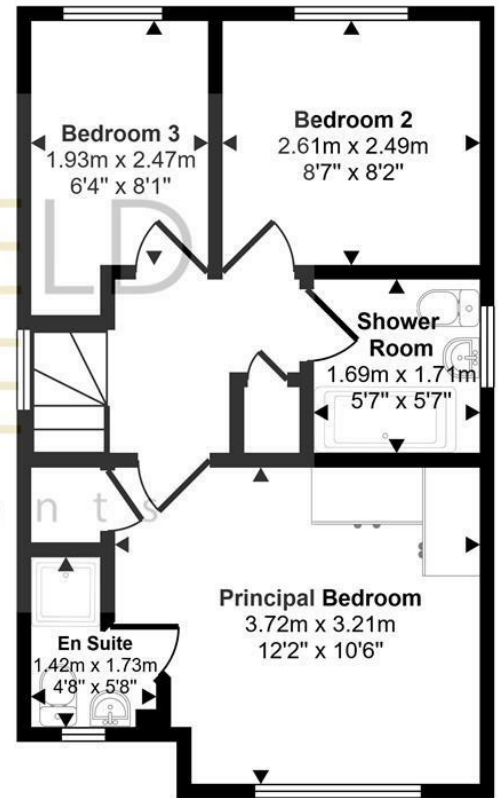


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Approx Gross Internal Area  
89 sq m / 957 sq ft

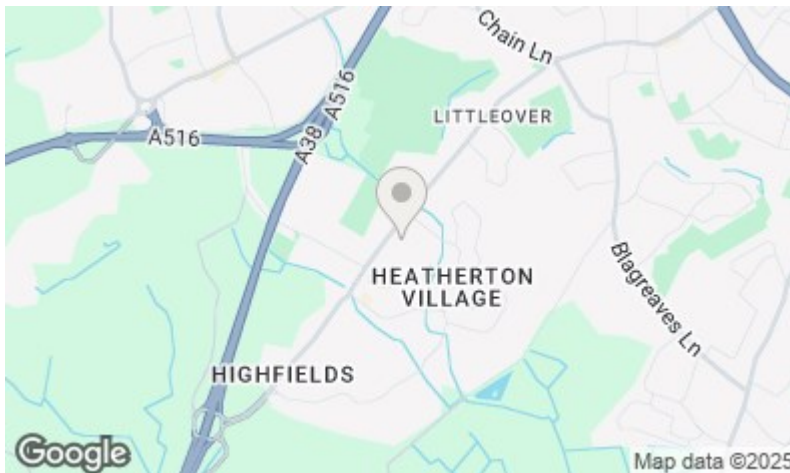


Ground Floor  
Approx 54 sq m / 578 sq ft



First Floor  
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



**Hilton Office**  
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