

3 Bed House - Semi-Detached

Price £285,000

Valley Road, Littleover, Derby, DE23 6HS



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A quite superb gas centrally heated and UPVC double glazed traditional semi detached home sited on a large well tended plot and located within the renowned Littleover Community school catchment. Thoughtfully upgraded throughout and requiring a full inspection both internally and externally to be appreciated. The property is sold freehold. Council tax band C. Energy rating D.

Reception Hall



Having UPVC double glazed entrance door, understairs storage cupboard and staircase to first floor.



Living Room 13'5" x 12'0" (4.11 x 3.66)



Having feature fire surround, engineered oak floor, radiator and UPVC double glazed bay window.

Dining / Sitting Room 12'7" x 11'6" (3.84 x 3.51)



With contemporary style wooden fire surround incorporating a coal effect living flame fire, radiator and UPVC double glazed window to rear.

Well Equipped Kitchen 8'11" x 6'9" (2.72 x 2.06)



Having a range of wood-effect shaker style units, complemented by woodblock-style work surfaces and tiled splashbacks. Integrated appliances include an electric oven and a four-ring gas hob with extractor hood over, together with space and plumbing for a washing machine. There is also a UPVC double glazed window overlooking the rear garden and a door providing access outside.

First Floor

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Landing



Principal Bedroom 14'0" x 10'3" (4.29 x 3.13)



Bedroom Two 12'5" x 10'4" (3.81 x 3.15)



Bedroom Three 7'10" x 7'8" (2.41 x 2.36)



Bathroom 6'7" x 6'5" (2.03 x 1.96)



Having a modern white suite comprising a P-shaped bath with shower over, a low-flush WC and a wash hand basin, finished with stylish tiling and a heated towel rail

Outside



Outside, the property offers a low-maintenance gravelled fore garden and a

paved driveway to the side, which continues to a detached brick-built single garage (measuring internally 4.60m x 2.44) with power and lighting. There is also a brick-built store/outbuilding and a particularly generous, beautifully landscaped private rear garden, featuring two lawned areas, a raised timber-decked seating area, a paved patio and a timber-framed shed.



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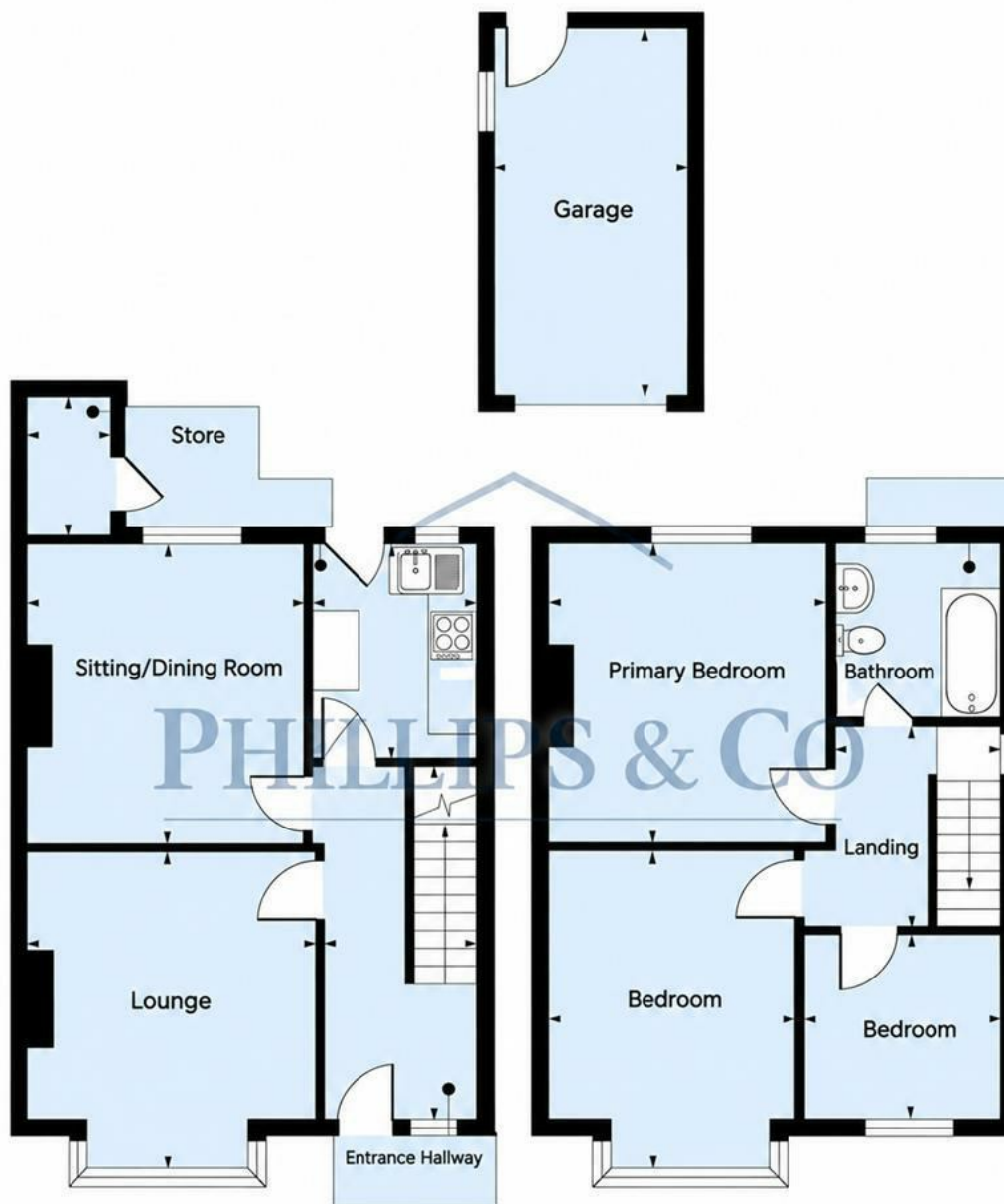
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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