

Penrith Drive

Littleover, Derby, DE23 3AL



Lovely three-bedroom semi-detached property, located in the highly sought-after Highfields Estate in Littleover with excellent local amenities and transport links. Perfect for couples or young families with a great modern layout.

£265,000



John German

Entrance to the property is via the front entrance door which opens into a spacious kitchen fitted with a comprehensive range of high gloss base and eye level units with roll edge worksurfaces with matching upstands, inset one and a half bowl stainless steel sink unit with window above, tiled splashbacks, built-in oven with four ring gas hob with extractor hood over, space for an integrated dishwasher and freestanding fridge freezer plus wood effect flooring.

The utility room/WC is fitted with a matching base unit with roll edge worktop and inset sink unit, space for a washing machine beneath, wall mounted matching cabinet housing the central heating boiler, window to the front and a low flush WC, wood effect flooring.

The living room sits to the rear of the house with French doors and full height side panels providing lovely views of the rear garden and access onto the patio. There is plenty of space for soft furnishings and a dining table, a further window to the side, wood effect flooring, stairs to the first floor and a built-in storage cupboard.

On the first floor a central landing has a built-in airing cupboard and doors leading off.

The master bedroom is fitted with mirror fronted wardrobes and there are two further well proportioned bedrooms. The family bathroom is fitted with a pedestal wash basin, low flush WC and a panelled bath with shower over and glass shower screen. Extensive tiling, window to the side and chrome heated towel rail.

Outside the property is set back from the road behind a lawned front garden with a tarmaced driveway to the side providing plenty of parking. Gated access to the side of the house where there is room for bin and bike storage, as well as for a small garden shed. The rear garden is mainly laid to lawn with a generous paved patio adjacent to the rear of the house and a combination of ornamental and raised borders with a second patio to the rear of the garden.

Penrith Drive is conveniently situated, close to a range of local amenities including various shops and primary schools, together with regular bus services to and from Derby city centre and beyond. There is also good access to major roads including the motorway network, East Midlands Airport, Rolls-Royce, Alstom and the Royal Derby Hospital. The Highfields area of Littleover is very highly sought-after due to its easy access to local walks and open spaces.

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

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: South Derbyshire District Council / Tax Band C

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

Our Ref: JGA/14042026

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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