

4 Bed House - Detached

Price £550,000

 South Brae Close, Littleover, Derby, DE23 1WD



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A stunning executive detached home of some 1722 square feet, situated in this highly aspirational locality. This delightful property was purchased from new and is brought to the market for the very first time. Comprehensively upgraded and extended by the owners to a very high standard, the house is located on a south westerly facing landscaped plot with double garage and backing onto park land. Early viewing is considered essential. The property is sold freehold. Council tax band E. Energy rating C.

Reception Hall



Having solid hardwood double glazed entrance door with matching side lights, solid wood veneered floor, feature oak and glass staircase to first floor, radiator and deep understairs storage cupboard.



Guests Cloak Room/WC



Having modern white two piece suite with tiled splash backs, wood veneered floor, chrome heated towel rail and opaque double glazed window to front aspect.

Extended Sitting Room 32'0" x 13'3" (9.76 x 4.05)



Having a contemporary style fire surround with marble hearth and matching back plate, recessed coal effect living flame gas fire, solid oak wood veneered floor, television and media connection points, two wall light points, two radiators and solid hardwood double glazed window to front

aspect. The focal point of the sitting room is the cathedral style ceiling with four Velux double glazed sky lights, picture windows and matching French doors giving views and access over the private mature, landscaped rear garden.



Dining Room 11'10" x 10'0" (3.62 x 3.07)



Having a wood veneered floor, radiator and solid hardwood double glazed window to front aspect.

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Breakfast Kitchen 23'0" x 13'9" maximum (7.02 x 4.20 maximum)



Having a range of shaker style units with a range of integrated appliances to include a Neff black glass fie burner hob with an electric fan assisted double oven and grill, integrated dish washer, solid wood working surfaces incorporating an inset stainless steel sink top, solid oak veneered floor, ceiling LED down lighters, space for fridge freezer, radiator and double glazed window with matching double glazed bi-fold doors giving views and access over the private landscaped rear garden.



Utility Room 10'11" x 5'5" (3.34 x 1.67)



Having a range of shaker style units with laminated working surfaces, inset stainless steel sink top with

side drainer, hot and cold mixer tap, space and plumbing for automatic washing machine, space for dryer, ceiling LED down lighters, double glazed window to rear aspect, radiator, built in fridge and freezer, full height storage cupboard (housing the Ideal Logic gas boiler), ceramic tiled floor and timber and opaque glazed door to front aspect.

First Floor Landing



With oak glass feature balustrade, access to roof space, radiator and full height airing cupboard.

Bedroom One 14'11" x 14'1" maximum (4.57 x 4.31 maximum)



Having a wood veneered floor, built in wardrobes, radiator and double glazed window to rear aspect (offering delightful views over woodland). A door leads to the:-



Shower Room/En suite



Having modern contemporary white three piece suite with part tiled walls, power shower, ceiling LED down lighters, chrome heated towel rail and opaque double glazed window to front aspect.

Bedroom Two 11'8" x 10'2" (3.57 x 3.12)



Having radiator and double glazed window.

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Bedroom Three 10'7" x 9'10" (3.25 x 3.00)



Having a laminated wood effect floor, radiator and double glazed window to rear aspect (offering delightful views).

Bedroom Four 10'0" x 10'0" plus wardrobe depth (3.06 x 3.07 plus wardrobe depth)



Having, built in wardrobes, radiator and double glazed window to front aspect.

Main Bathroom 8'5" x 6'3" (2.57 x 1.93)



Having a modern contemporary white three piece suite with power shower over bath, tiled walls and floor, white enamel heated towel rail, ceiling LED down lighters and opaque double glazed window to front aspect.

Outside



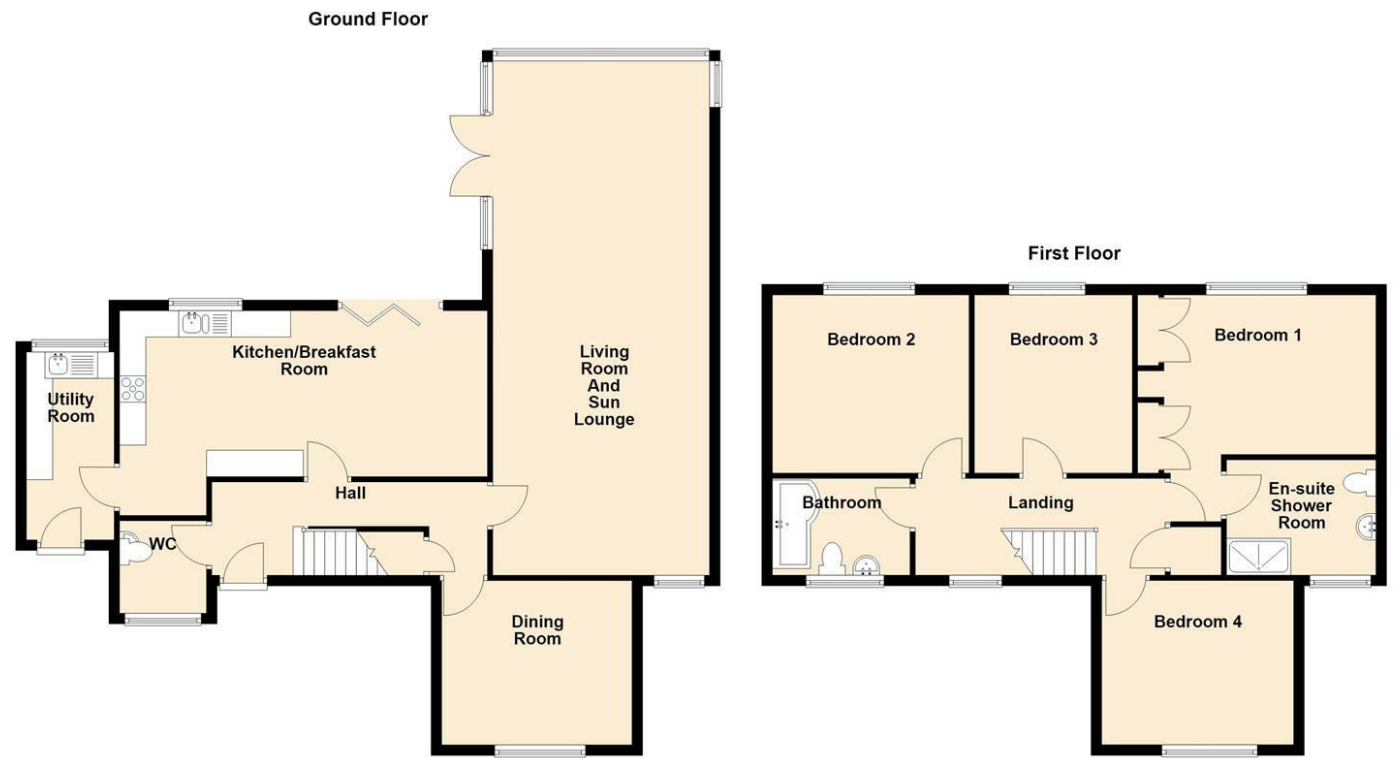
The property occupies a superb south westerly facing landscaped plot, at this sought-after residential address. To the front of the property is a block paved pathway and driveway giving car standing space for approximately three cars, which in turn leads to the detached double brick garage measuring internally 4.96 x 4.94m, having up and over door, pitched tiled roof space, side personal door and supplied with power and light. The south westerly facing garden wraps itself around the property and is enclosed by brick walling together with fencing, laid to a sweeping shaped lawn with patio area, deep filled mature shrubbed borders, cold water tap, electric point, timber potting shed and wooden access gate at the rear leading to Sunnydale Park.



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