

# 3 Bed House - Detached

Price £295,000

 Dennis Close, Littleover, Derby, DE23 4BP



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - LITTLEOVER SECONDARY SCHOOL CATCHMENT - CLOSE TO DERBY GRAMMAR AND DERBY HIGH SCHOOL. Stylish modern detached family home occupying a sizeable mature plot in this sought after locality. Gas central heating and UPVC double glazing. Tastefully decorated throughout. In brief; reception hall, lounge / dining room, fitted kitchen with integrated appliances. On the first floor a landing leads to three bedrooms and bathroom with white three piece suite. Outside is an open plan forecourt for parking, attached brick garage and established gardens. Freehold. Council tax band C. Energy rating D.

## Reception Hall



Having UPVC opaque double glazed entrance door, laminated wood effect floor, radiator and staircase to first floor.



## Lounge/Dining Room 24'1" x 11'10" maximum (7.36 x 3.61 maximum)



Having wall mounted coal effect living flame fire, television and media connection points, two radiators, UPVC double glazed picture window to front aspect and UPVC double glazed French doors giving views and access over the mature rear garden.



## Fitted Kitchen 10'0" x 7'10" (3.07 x 2.40)



Having a range of newly fitted wall and base cupboards with laminated working surfaces, inset stainless steel four burner gas hob with electric oven and grill, canopy extractor hood with down lighter, concealed Baxi wall mounted combination gas boiler, tiled splash backs, space and plumbing for automatic washing machine, understairs storage cupboard, UPVC double glazed window to rear aspect, and UPVC double glazed door to rear garden.

## First Floor Landing



With access to roof space.

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## Bedroom One 11'10" x 10'11" (3.62 x 3.34)



Having radiator and UPVC double glazed window to front aspect.

## Bedroom Two 12'2" x 11'6" maximum (3.71 x 3.51 maximum)



Having radiator and UPVC double glazed window to front aspect.

## Bedroom Three 7'10" x 6'11" (2.40 x 2.12)



Having radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap over together with a mains fed shower, complimentary ceramic part tiled walls, white enamel heated towel rail, UPVC opaque double glazed windows to both front and side aspects.



fore garden giving car standing space, which in turn leads to the attached brick garage. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with full width patio area.

## Outside



The property occupies a mature plot at this popular residential address, sited within the renowned Littleover Community School catchment area. To the front is an open plan

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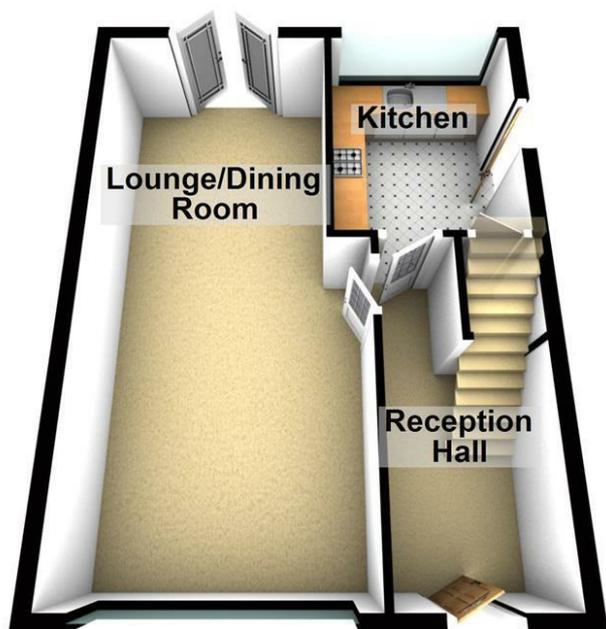
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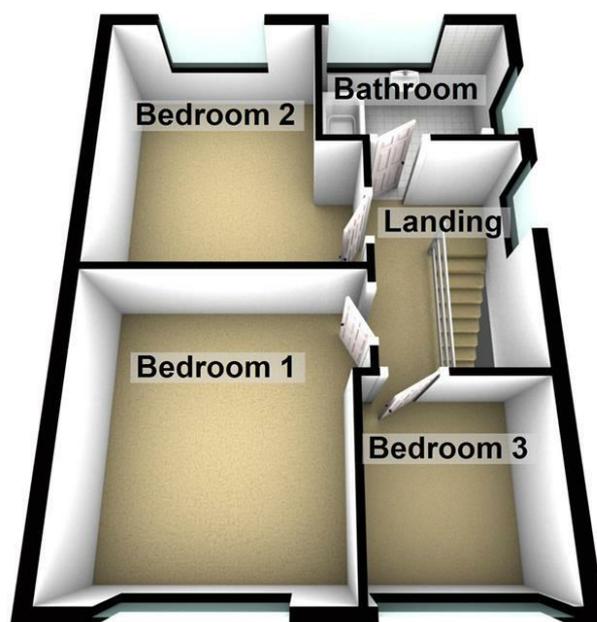
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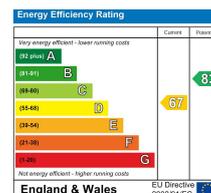
Ground Floor



First Floor



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