ABODE
SALES & LETTINGS

Bolsover Road, Littleover, Derbyshire, DE23 3WA

£415,000



https://www.abodemidlands.co.uk/







**** IMMACULATE DETACHED FAMILY HOME WITH LANDSCAPED GARDEN **** Beautifully presented offering an entrance hall, lounge with a bay window, fitted dining kitchen with doors onto the garden, utility room and a guest cloakroom. Four bedrooms, en suite shower and a family bathroom. Front and rear gardens, double width drive with a POD EV charging and a single garage.

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HALL
Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard and glazed doors to -

LOUNGE
Upvc double glazed bay window to the front and a radiator.

KITCHEN DINER
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob and extractor hood, integrated dishwasher, upvc double glazed window and doors into the garden and a radiator.

UTILITY ROOM
Sink unit, work surface, cupboard, space for a washing machine and tumble dryer, door to the garden.

CLOAKROOM
Low flush wc. Wash hand basin, radiator and upvc double glazed window.

FIRST FLOOR LANDING
Loft access and airing cupboard.



BEDROOM I
Upvc double glazed window, radiator and door to -

EN SUITE
Enclosed shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

BEDROOM 2
Uovc double glazed window and a radiator., storage cupboard.




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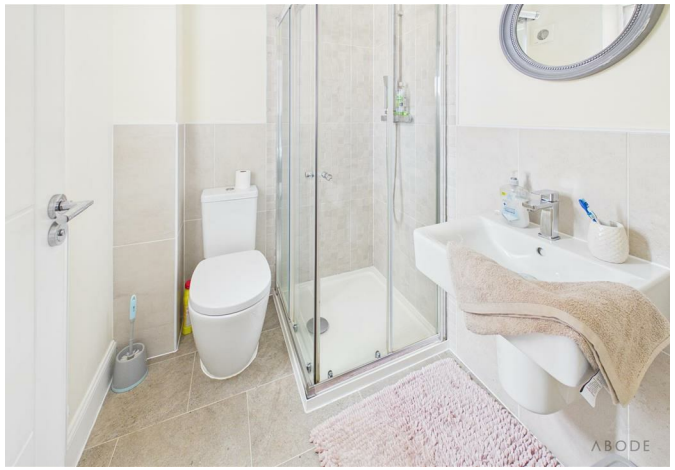

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BEDROOM 3

Upvc double glazed window, radiator.

BEDROOM 4

Upvc double glazed window, radiator.

BATHROOM

Panel enclosed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

OUTSIDE

The front offers a lawn with double width drive, POD EV charging point and a singe garage. Side gate to the enclosed rear garden with a lawn and composite decked patio.

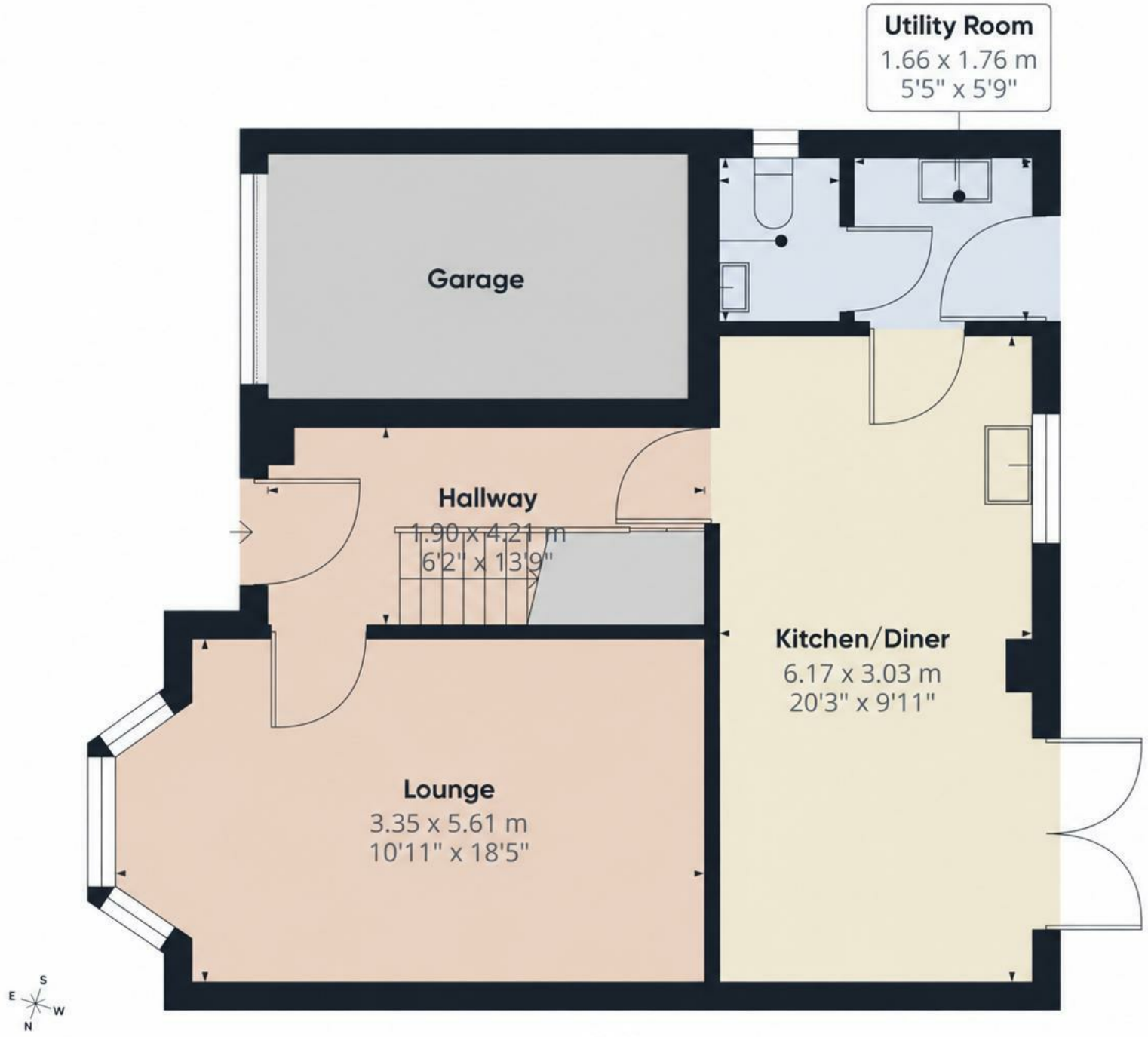

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PERONI
NASTRO AZZURRO
JACK DANIEL'S
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Floor 0

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Approximate total area(1)

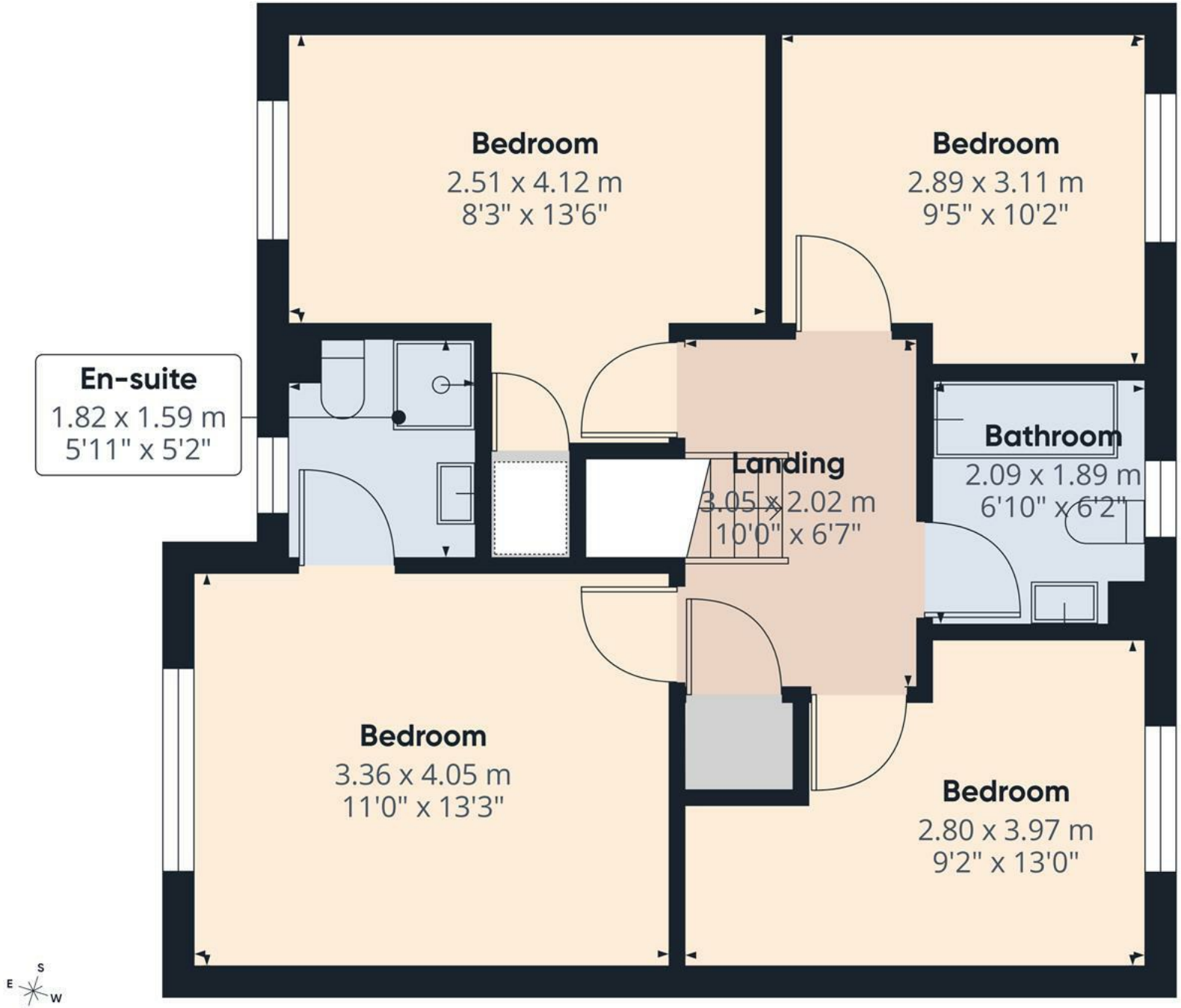
50.3 m²

542 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

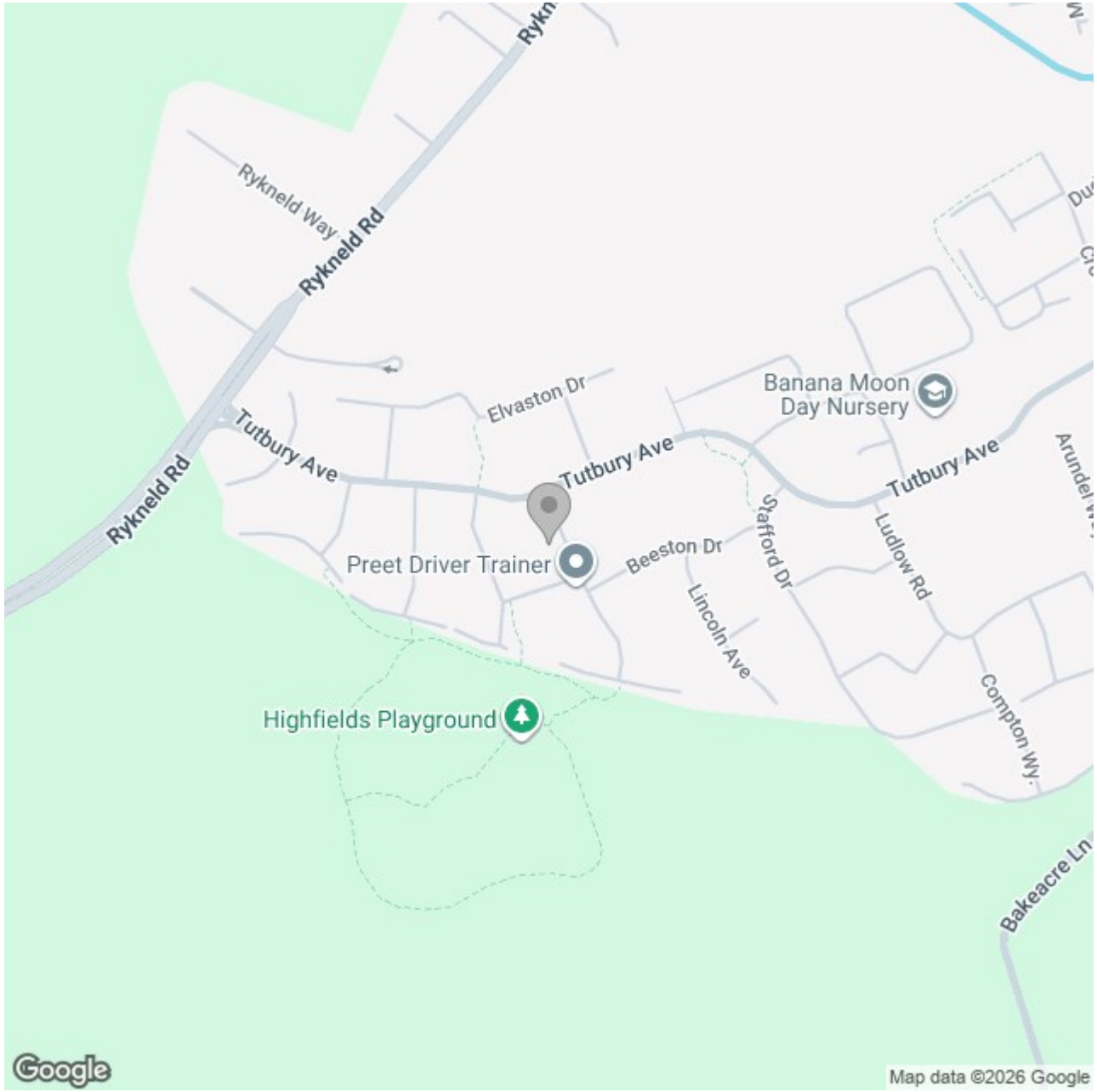
55.6 m²

598 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	92
(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	

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.