Fletcher & Company

8 Danby Road, Littleover, Derby, DE23 3AR

Offers Around £255,000



- Popular Estate Location
- No Upper Chain
- NHBC Remaining
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge/Dining Room & Kitchen
- Three First Floor Bedrooms & Bathroom
- Enclosed Lawn Garden to Rear
- Double Width Driveway
- Close to Excellent Transport Links
- Viewing Recommended





Summary

This is a well-presented, modern, three bedroom, semi-detached home built by David Wilson Homes.

The property is sold with the benefit of no upper chain and is double glazed and gas central heated. The accommodation comprises entrance hall, fitted guest cloakroom, lounge/dining room to rear, kitchen, three first floor bedrooms and a bathroom.

The property benefits from a two car driveway and an enclosed lawn garden to the rear.

The Location
The property's location gives easy access to a primary school, a selection of shops on the estate, a further range of amenities in Heatherton Village and Littleover village centre, John Port secondary school and there is easy access to excellent transport links.

Accommodation

Ground Floor

Hallway
9'11" x 3'7" (3.04 x 1.11)
A panelled entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom
5'6" x 3'1" (1.68 x 0.94)
Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Kitchen
9'11" x 6'8" (3.03 x 2.05)
Comprising wood grain effect worktops with matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards (one of which houses the boiler), four plate gas hob with built-in oven beneath and appliance space suitable for fridge freezer, dishwasher and washing machine.





Lounge/Dining Room
15'4" x 14'3" (4.68 x 4.36)
Having a central heating radiator, understairs storage cupboard, TV point and French doors to rear garden.



First Floor Landing
5'0" x 4'6" (1.54 x 1.39)
A semi-galleried landing with access to loft space.

Bedroom One
13'11" x 8'3" (4.25 x 2.53)
With central heating radiator, TV aerial point, storage cupboard and two double glazed windows to front.





Bedroom Two
10'6" x 7'10" (3.22 x 2.39)
Having a central heating radiator and double glazed window to rear.



Bedroom Three
9'10" x 6'1" (3.01 x 1.87)
With central heating radiator and double glazed window to rear.



Bathroom
6'1" x 6'1" (1.87 x 1.87)
Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over and chrome towel radiator.



Outside

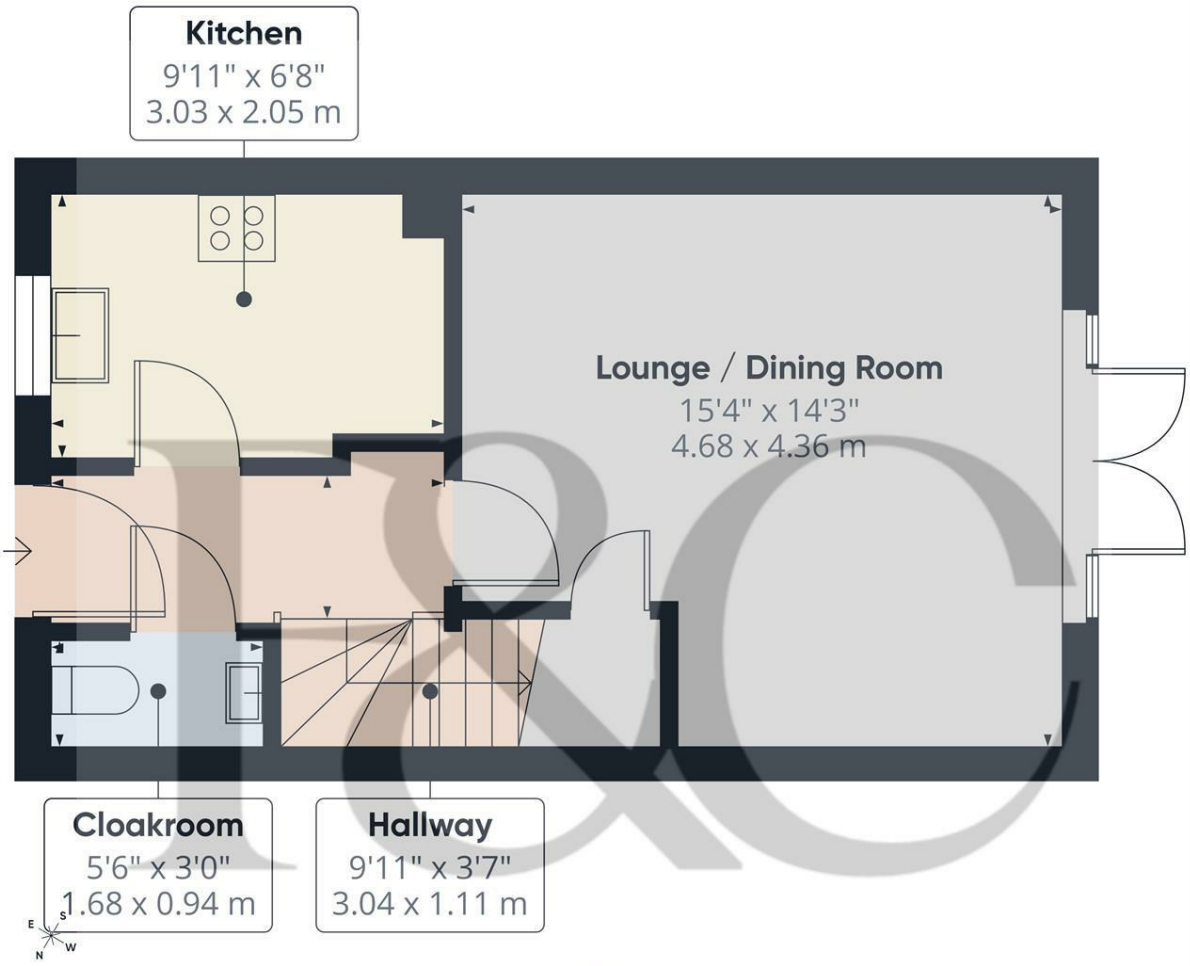
To the rear of the property is an enclosed lawn garden and to the front is a double width driveway.



Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £176.21. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C



Floor 0

Approximate total area(1)

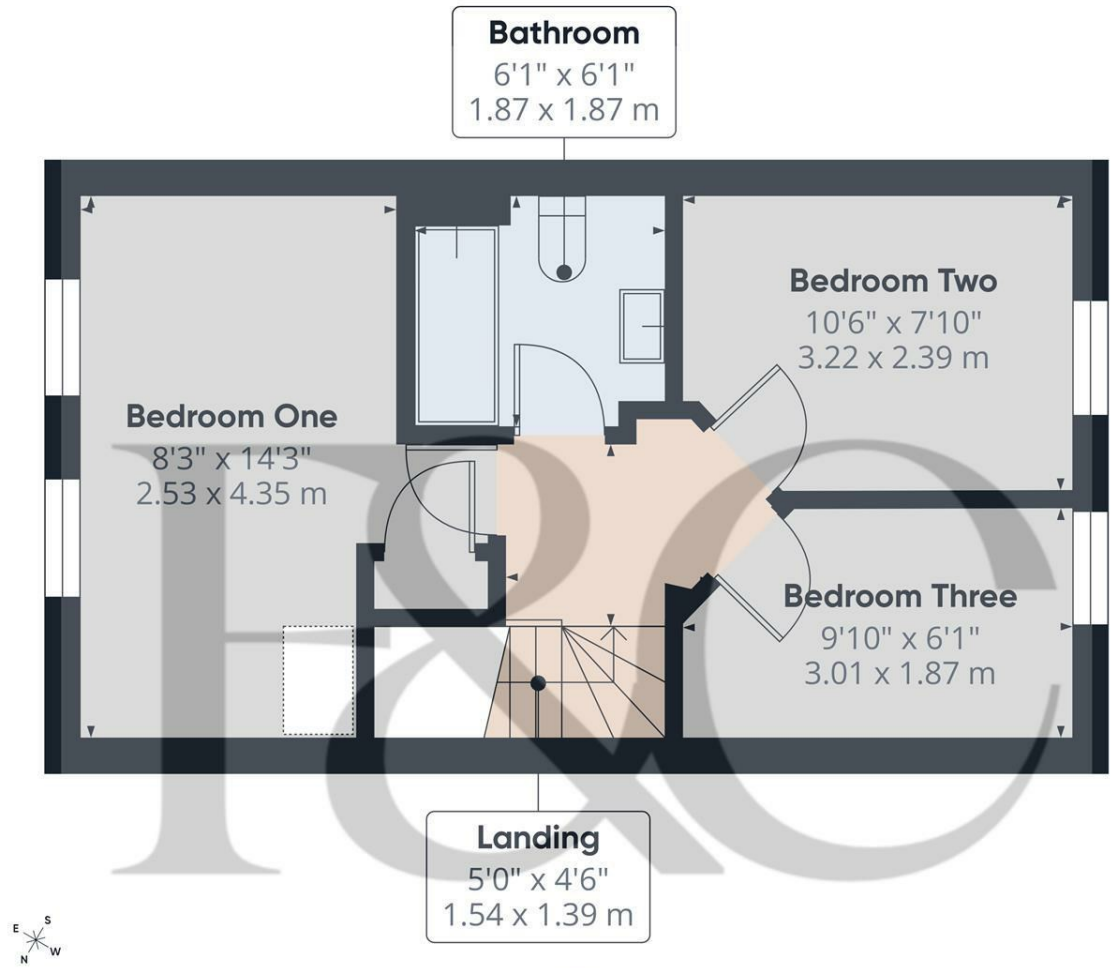
361 ft²

33.6 m²

(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

Approximate total area(1)

322 ft²

29.9 m²

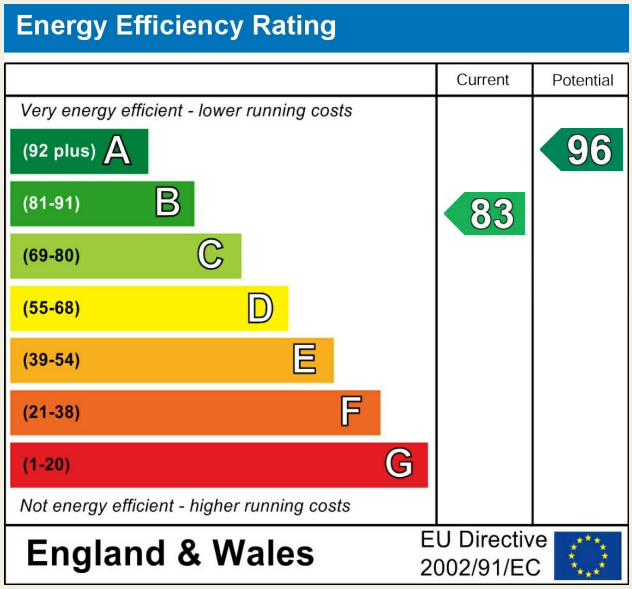
(1) Excluding balconies and terraces

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Council Tax Band: C
Tenure: