



## 22 Grosvenor Drive, Littleover, Derby, DE23 3UQ

**£289,950**



A smartly presented three bedroom, three bathroom, end-townhouse providing spacious and versatile accommodation across three floors and attractively offered for sale with no chain.



# 22 Grosvenor Drive, Littleover, Derby, DE23 3UQ

£289,950



This impressive home includes gas central heating with a modern Worcester boiler, UPVC double glazing and briefly comprises, entrance hallway with open plan access into a reception area, ground floor cloakroom with shower, ground floor double bedroom with French doors and utility room. On the first floor is where the main living area can be found being a spacious open plan 'L' shaped area providing plentiful space for dining and lounge furniture also featuring two Juliet balconies, the kitchen adjoins the dining area with integrated cooking appliances, fridge and dishwasher. To the second floor are two double bedrooms, both with built-in wardrobes, the principal with en-suite, finally a large main separate bathroom.

Externally, the driveway has been widened to provide two car parking spaces, gated side access to an enclosed rear garden enjoying a southerly aspect with patio and lawn.

Grosvenor Drive is a well-positioned street within this highly regarded residential area close to the reputable Griffie Field primary school, useful local shops and with ease of access into Littleover village high street, A38 and city centre. Also within close proximity is the Derby Royal Hospital, Toyota and various sites of Rolls-Royce.

An impressive home in good decorative order attractively offered for sale with no chain.

## ACCOMMODATION

### ENTRANCE HALLWAY

Main front door leading into a hallway with open plan access into a large reception room, radiator, stairs to first floor with useful cupboard beneath.

### CLOAK AND SHOWER ROOM

9'5" x 2'9" (2.87m x 0.84m)

Appointed with a shower cubicle with mains shower, wash basin and WC, vinyl flooring, UPVC double glazed window, radiator.

### RECEPTION ROOM

15'11" x 8'1" (4.85m x 2.46m)

Converted from the original integral garage into a spacious reception room having a front facing UPVC double glazed window, laminate flooring, radiator.

### UTILITY ROOM

8'9" x 6'7" (2.67m x 2.01m)

With plumbing and space for laundry appliances, wall mounted Worcester combination boiler, fitted kitchen units, laminate worktops, stainless steel sink and drainer, rear door, radiator.

### BEDROOM

9'3" x 8'5" (2.82m x 2.57m)

A comfortable double bedroom with UPVC double glazed French doors to the rear garden, radiator.

## FIRST FLOOR

### LANDING

With stairs to the second floor, radiator.

### OPEN PLAN LIVING DINING ROOM

26'2" max x 15'7" (7.98m max x 4.75m)

A spacious area with plentiful space for all dining and lounge furniture, front and rear Juliet balconies, additional front window, media connections, carpeted and vinyl flooring, radiators.

### KITCHEN

8'10" x 6'7" (2.69m x 2.01m)

With a range of fitted units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, integrated dishwasher and fridge, inset ceiling spotlights, UPVC double glazed window.

## SECOND FLOOR

### LANDING

With store cupboard.

## BEDROOM ONE

13'7" x 9'9" (4.14m x 2.97m)

A spacious main bedroom benefiting from an ensuite and built-in wardrobes with sliding mirrored doors, two front facing UPVC double glazed windows, radiator.

### EN-SUITE

8'7" x 5'1" (2.62m x 1.55m)

Featuring a double width shower enclosure with mains shower, tiled walls, low level WC, wash basin, vinyl flooring, extractor fan, inset ceiling spotlights, radiator.

### BATHROOM

9' x 6'7" (2.74m x 2.01m)

A spacious bathroom appointed with three piece suite comprising a panelled bath with handheld shower, wash basin and WC, half-tiled walls, vinyl flooring, Velux window, extractor fan, radiator.

## BEDROOM TWO

9'10" x 8'7" (3.00m x 2.62m)

A comfortable double bedroom benefitting from built-in wardrobes with sliding mirrored



doors, rear facing UPVC double glazed window, radiator.

### **OUTSIDE**

Externally, the driveway has been widened to provide two car parking spaces, gated side access to an enclosed rear garden enjoying a southerly aspect with patio and lawn.

### **PLEASE NOTE**

Building Regulation approval has not been acquired for the garage conversion.

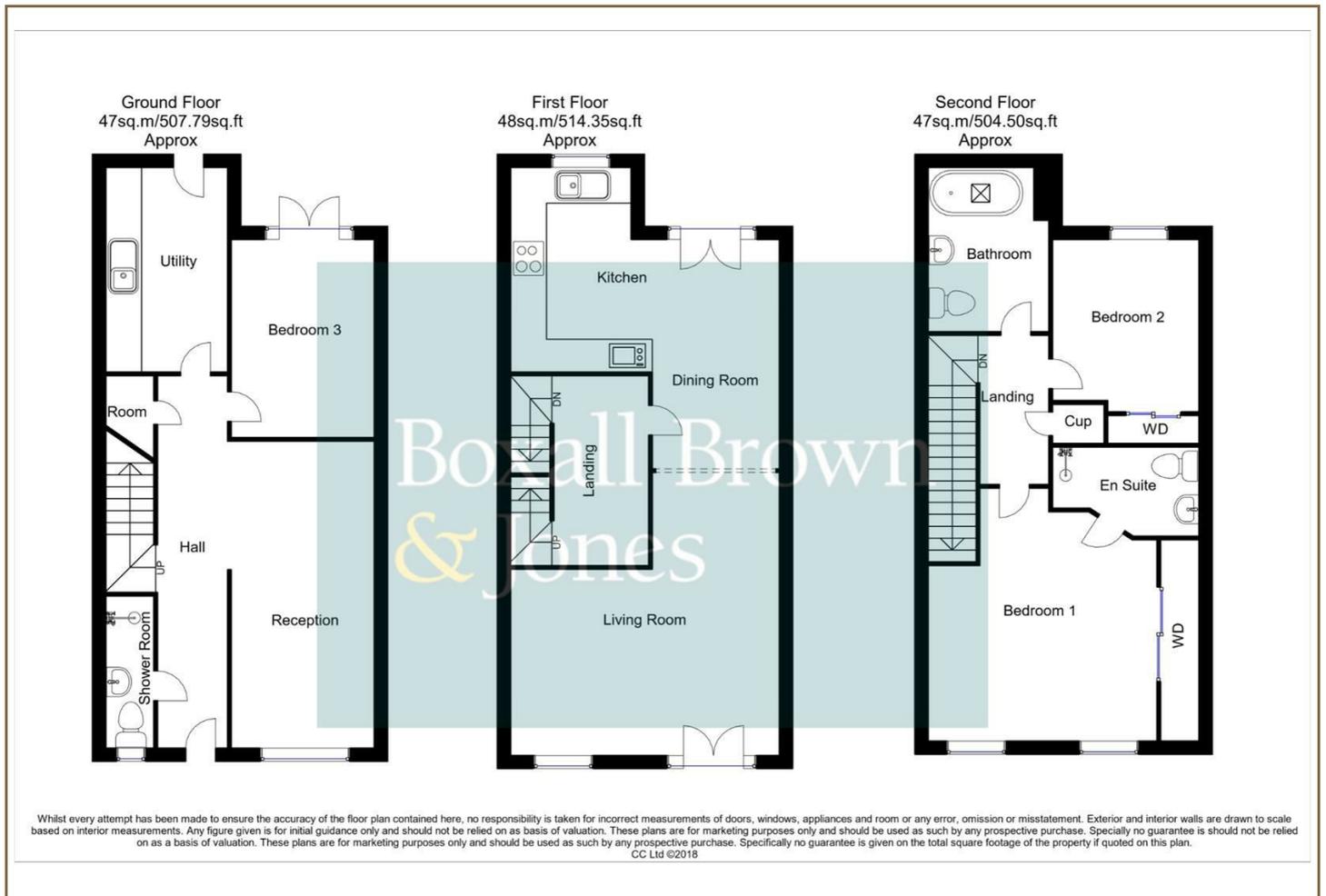




## Road Map



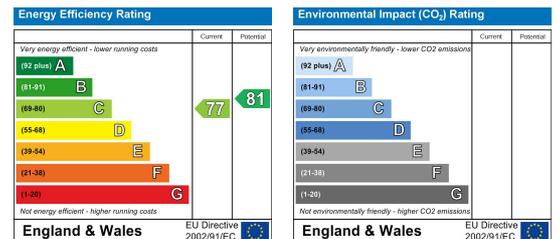
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk