

Alton Way

Littleover, Derby, DE23 3XD

John
German





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£290,000

Beautifully presented three-storey town house, ideally positioned on this sought-after development. Offering stylish modern living with a stunning dining kitchen, en-suite master bedroom, landscaped garden, garage and driveway, with excellent schools and commuter links nearby.



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Entrance to the property is via a composite entrance door opening into an entrance lobby with a window to the side, stairs rising to the first floor and a door leading into the ground floor living accommodation.

To the front of the property is a generous dining kitchen fitted with a modern range of wall units with under unit lighting and matching base units, roll edged work surfaces extending to form a breakfast bar, stainless steel sink and drainer unit, integrated double oven with halogen hob and extractor hood over, stainless steel splash back, integrated fridge freezer and dishwasher. A generous dining area has an understairs storage area, complementary floor tiling and window to the front.

The ground floor guest cloakroom is fitted with a low flush WC, wash hand basin, wall mounted heated towel rail and complementary tiling to walls.

A glazed internal door opens into the living room which has French doors overlooking the rear garden and opening out onto the patio.

On the first floor a central landing has a window to side. Doors lead off to the first floor bedrooms and family bathroom as well as to the second floor stairwell.

Bedroom two is a large double room with a window overlooking the rear garden and a useful storage cupboard, whilst bedroom three is another nicely proportioned bedroom overlooking the front elevation.

The family bathroom is also located on this floor and is fitted with modern suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC and complementary tiling.

The generous master bedroom has a Velux window to rear and a dormer window to front. The en-suite is fitted with walk in shower cubicle with shower, low flush WC, pedestal wash hand basin, extractor fan, wall mounted heated towel rail and Velux window to rear.

Outside to the front of the property there is a neat forecourt with shrub border enclosed by decorative wrought iron railings. There is a tarmac driveway providing off road car standing which leads to the brick built garage with an up and over door. The rear garden has been recently landscaped with a paved patio area adjacent to the house leading onto a tiered lawn with a gravelled pathway and formal flowerbeds.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



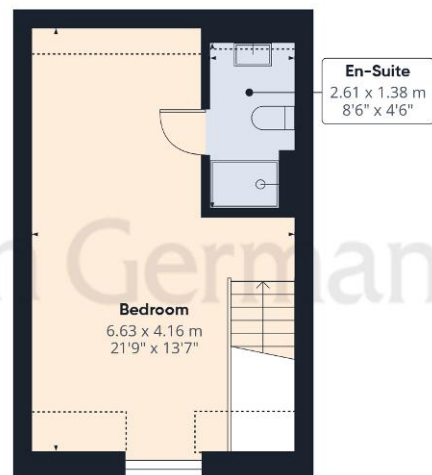




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

94.2 m²

1015 ft²

Reduced headroom

3.4 m²

37 ft²

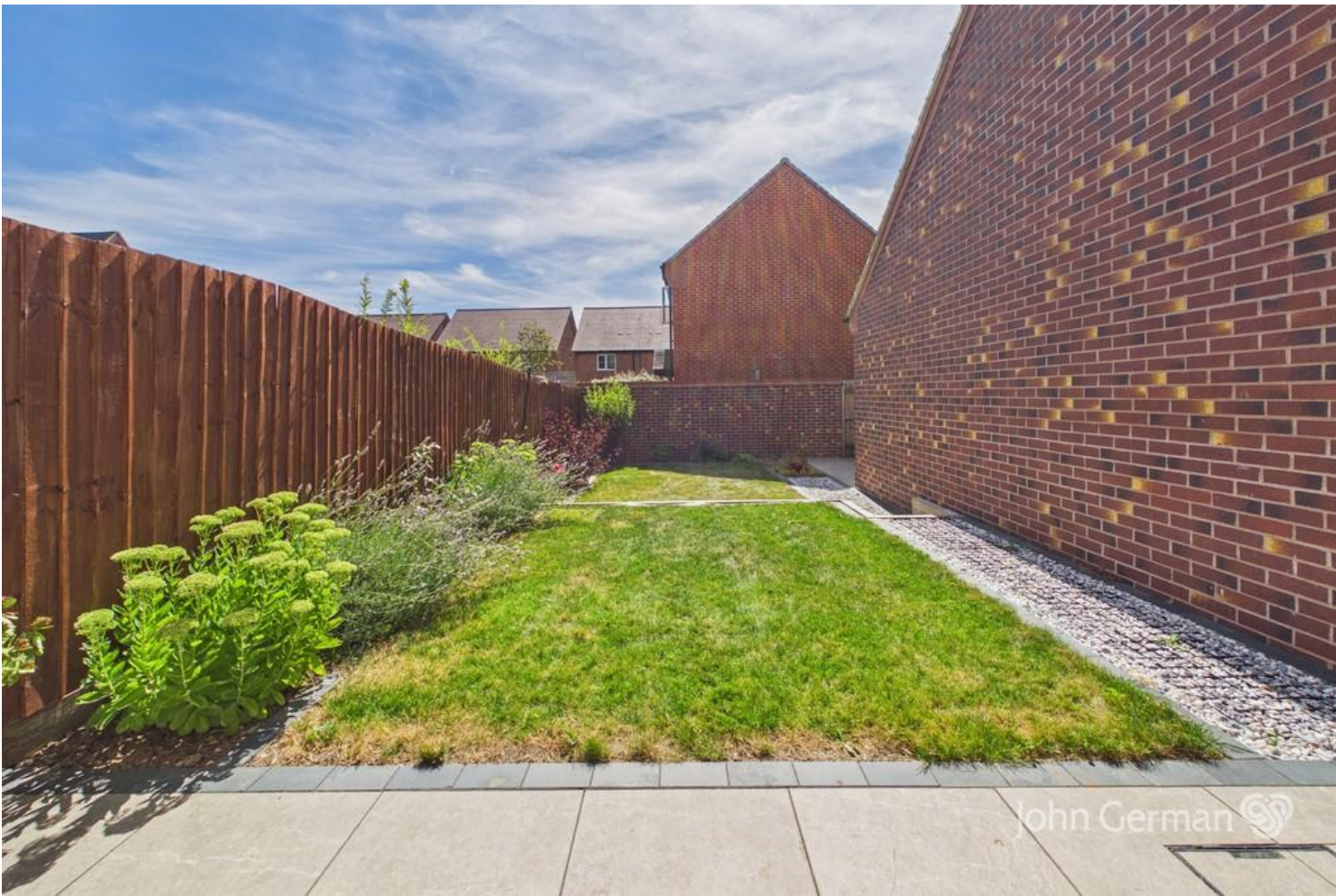
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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