2 Bed House - Detached

Offers over £244,000

Stenson Road, Littleover, Derby, DE23 1HF

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Phillips & Co are delighted to offer 'For Sale' The White House', a charming, well presented three bedroom cottage, which is set back from the road within a pretty garden. Retaining its original traditional charm, but with many contemporary improvements, this property benefits from excellent access to local road networks and amenities including, Rolls Royce and the city centre, short walks to children's nurseries, infant and junior school, convenience stores, takeaway restaurants, and Sunnydale park and nature reserve. Accommodation briefly comprises; an open and welcoming entrance hallway, study, sitting room, with an inset realistic wood burning effect electric fire, a delightful kitchen/ dining room with useful storage pantry with its original thrawl. To the first floor a landing leads to two double bedrooms, one single bedroom and a modern family bathroom. The property also has off road parking for two vehicles and boasts a private and fully enclosed gardens with patio area, home office and summerhouse. Viewing is highly recommended to fully appreciate this traditional yet modern home. The property is sold freehold. Energy rating D. Council tax band C.

Reception Hall 11'3" x 10'4" (3.43 x 3.16)

The focal point of the room being the chimney breast with exposed oak lintel, feature revealed beamed ceiling, oak effect laminate floor, timber and glazed entrance door, three wall light points and dog legged staircase to first floor.

Study/Home Office/Bedroom Three 8'8" x 5'8" (2.66 x 1.75)

Having a velux double glazed sky light, radiator and wood grain effect LVT floor.

Living Room 17'1" x 11'0" max (5.21 x 3.37 max)

The focal point of the room being electric multi fuel style burner beneath a revealed oak lintel, television connection point, revealed beamed ceiling, oak effect laminate floor, two radiators, three wall light points and double glazed windows to both front and side aspects.

Dining Kitchen 11'5" x 10'5" (3.48 x 3.20)

Having a range of shaker style fitted base cupboards with wood grain effect laminated working surfaces, inset black glass induction hob with electric oven and grill, canopy extractor hood with down lighter, revealed beamed ceiling, integrated dish washer, radiator, double glazed window to front aspect and double glazed French doors to rear garden.

Utility Room/Pantry 7'7" x 5'10" (2.33 x 1.80)

Having space and plumbing for automatic washing machine, space for fridge freezer, wood grain effect laminate floor, original fitted tiled and stone thrawl and single glazed window to side aspect.

First Floor

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Landing

With stripped and waxed floor boards, double glazed window to rear aspect, revealed beam to ceiling, ceiling LED down lighters and double glazed window to front aspect.

Bedroom One 11'6" x 10'2" (3.52 x 3.12)

Having ceiling LED down lighters, radiator and double glazed window to front aspect.

Bedroom Two 9'10",124'8" x 10'2" (3,38 x 3.10)

Having revealed beams to ceiling, ceiling LED down lighters, radiator and double glazed window to front aspect.

Bathroom

Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a floor mounted vanityt unit and deep panelled 'P' shaped shower bath with mains fed shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, extractor fan and velux double glazed sky light.

Outside

The property occupies a landscaped plot at this popular residential address and is sited with two car parking spaces. To the front of the property is a picket fence, laid to a lawn with gravalled area together with mature shrubbed borders, with an adajcent timber store. To the right hand side of the property is a home office (supplied with power and light) and timber potting shed. To the far side of the property is a lawned and fenced fore garden with patio area, shrubbed borders and timber summer house.

Home Office

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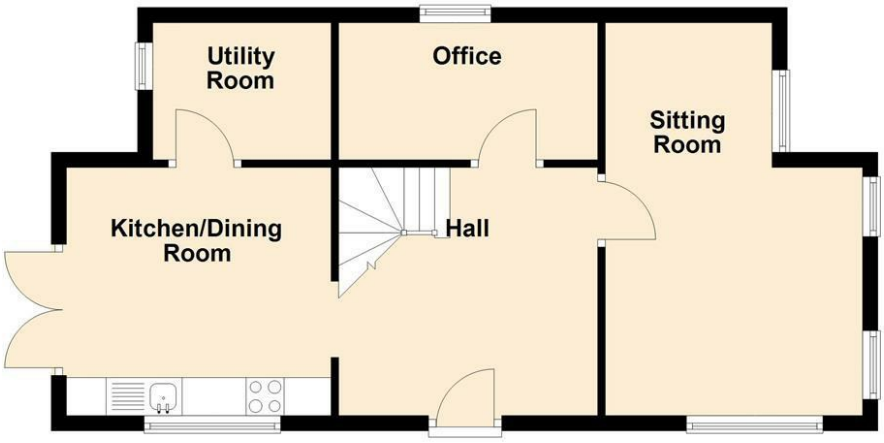
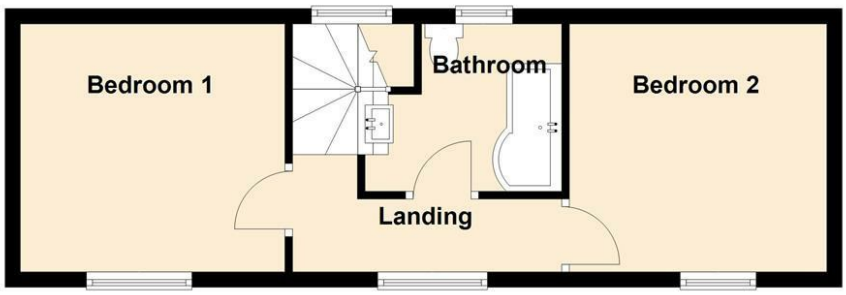
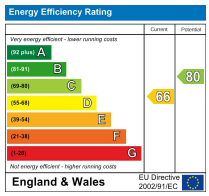
Ground Floor



First Floor





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