



GADSBY
NICHOLS

3 Thyme Close, Littleover, Derby, DE23 2JT
£350,000

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A HIGHLY APPEALING, FOUR-BEDROOMED, DETACHED FAMILY HOME enjoying a cul-de-sac setting in the sought-after suburb of Littleover. The well-proportioned interior has the benefit of gas central heating, UPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, canopy porch, entrance hall, cloaks/WC, pleasant lounge, dining room, fitted dining kitchen, and utility room. FIRST FLOOR, landing, main bedroom with ensuite shower room, a further three bedrooms, and family bathroom. OUTSIDE, part-integral single garage, twin car standing spaces to the front, and front and rear gardens. EPC D, Council Tax Band E.

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THE PROPERTY

We understand that this will be the first time the property has been offered for sale since being purchased new in approximately 1997, and affords the discerning purchaser(s) an opportunity to acquire a well-proportioned detached family home, within a desirable location. Comprising; canopy porch, entrance hall, cloaks/WC, two reception rooms, kitchen, utility room, main bedroom with ensuite shower room, a further three bedrooms, bathroom, front and rear gardens, ample parking to the front, and part-integral single garage.

LOCATION

The property enjoys a cul-de-sac setting, in the popular suburb of Littleover, well served by a comprehensive range of amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and recreational facilities. The property is also within minutes walking distance of open countryside for picturesque walks, together with a bus service providing links to Derby city centre. Ease of access is also afforded to Derbys ring road system, providing links to the A50, A38 and A50 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Burton Road and at the ring road traffic lights turn left onto Warwick Avenue, then at the next traffic island turn right onto Stenson Road, and after approximately 1.5-miles turn right into Primula Way, right into Verbena Drive, and left into Thyme Close.

What 3 Words /// motor.grew.fell

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13509

ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises: -

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having external light, and composite double glazed entrance door opening to the: -

ENTRANCE HALL

Having laminate flooring, central heating radiator, and stairs to the first floor.

CLOAKS/WC

Having white sanitary ware comprising; low-level WC, and pedestal wash hand basin with tiled splashback, together with UPVC double glazed window, half-tiled walls, and central heating radiator.

FRONT LOUNGE

4.78m x 3.58m plus (15'8" x 11'9" plus)



Measurements are 'plus bay window'.
Having wide UPVC double glazed square bay

window to the front, feature wall-mounted electric fire, ceiling coving, two wall light points, central heating radiator, and double doors opening to the: -



DINING ROOM

2.95m x 2.87m (9'8" x 9'5")



Having double glazed sliding patio doors to the rear garden, central heating radiator, and ceiling coving.

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DINING KITCHEN

4.83m x 2.64m plus (15'10" x 8'8" plus)



Measurements are 'plus lobby'. Having fitments comprising; three double base units, three single base units, four single wall units, two single wall units with glazed doors for display purposes, and display shelving, together with one-and-a-half bowl single-drainer sink unit, ample work surface areas with tiled splashbacks, integrated gas hob with extractor hood and light over, integrated electric double oven, central heating radiator, and UPVC double glazed windows to the side and rear.



LOBBY

Having door to the dining room, understairs store, and access to the: -

UTILITY ROOM

1.57m x 1.52m (5'2" x 5'0")



Having single base unit, work surface area with tiled splashback and appliance space under,

single-drainer sink unit, plumbing for automatic washing machine, central heating radiator, UPVC double glazed door to the rear, and wall-mounted Gloworm gas central heating boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Having built-in airing cupboard housing the hot water cylinder, and access to the loft space.

FRONT BEDROOM ONE

4.72m x 2.77m plus (15'6" x 9'1" plus)



Measurements are 'plus door recess'. Having fitments comprising; built-in triple wardrobes with sliding mirrored doors, together with UPVC double glazed dormer window to the front, and central heating radiator.

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ENSUITE SHOWER ROOM



Having white sanitary ware comprising; low-level WC, pedestal wash hand basin, and corner quadrant shower cubicle with shower fitting, together with ceiling extractor fan, and central heating radiator.

FRONT BEDROOM TWO

3.73m x 3.66m (12'3" x 12'0")



Having UPVC double glazed window to the front, and central heating radiator.

REAR BEDROOM THREE

3.25m x 2.36m plus (10'8" x 7'9" plus)



Measurements are 'plus wardrobe recess'.
Having UPVC double glazed window, and central heating radiator.

REAR BEDROOM FOUR

2.77m x 2.67m max (9'1" x 8'9" max)



Currently utilised as an office, having fitments comprising; desk and drawers, and base cupboard, together with UPVC double glazed window, and central heating radiator.

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FAMILY BATHROOM

2.26m x 1.65m (7'5" x 5'5")



Having white sanitary ware comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps, together with half-tiled walls, central heating radiator, UPVC double glazed window, and ceiling extractor fan.

OUTSIDE

FRONT GARDEN

Having lawn, flower borders, and double-width drive affording twin car standing spaces.

PART-INTEGRAL SINGLE GARAGE

5.11m x 2.59m (16'9" x 8'6")

Having up-and-over door to the front, access door to the side, and electric power and light.

PLEASANT REAR GARDEN



Enclosed by fencing for privacy, having large summer house, wide block-paved patio, lawn, flower and shrub borders, and further paved patio areas.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

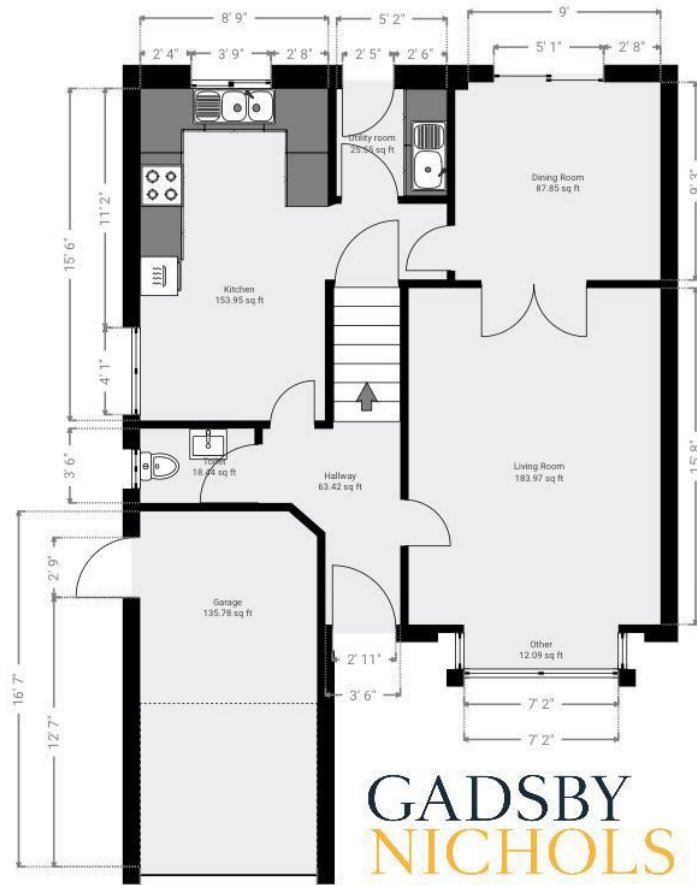
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

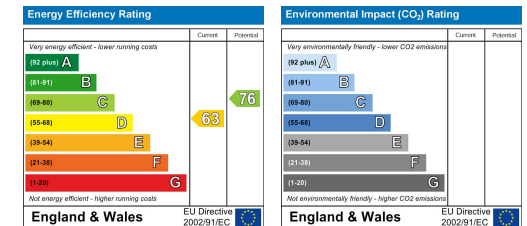
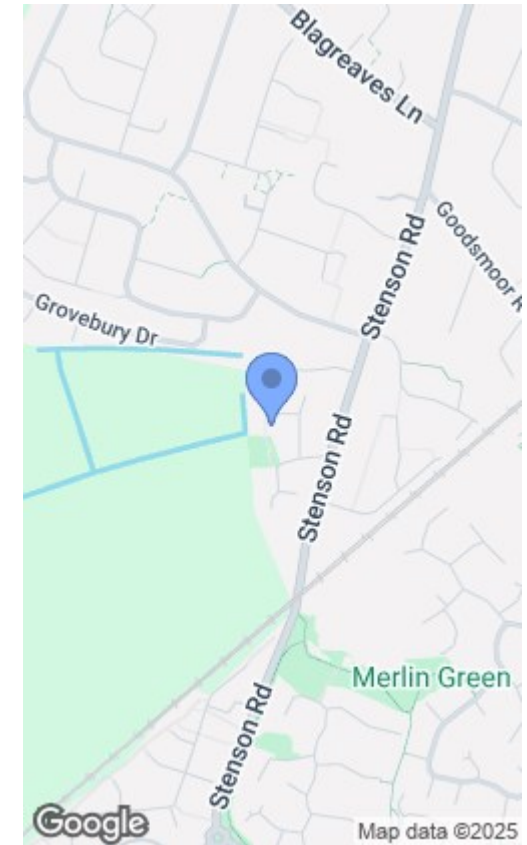
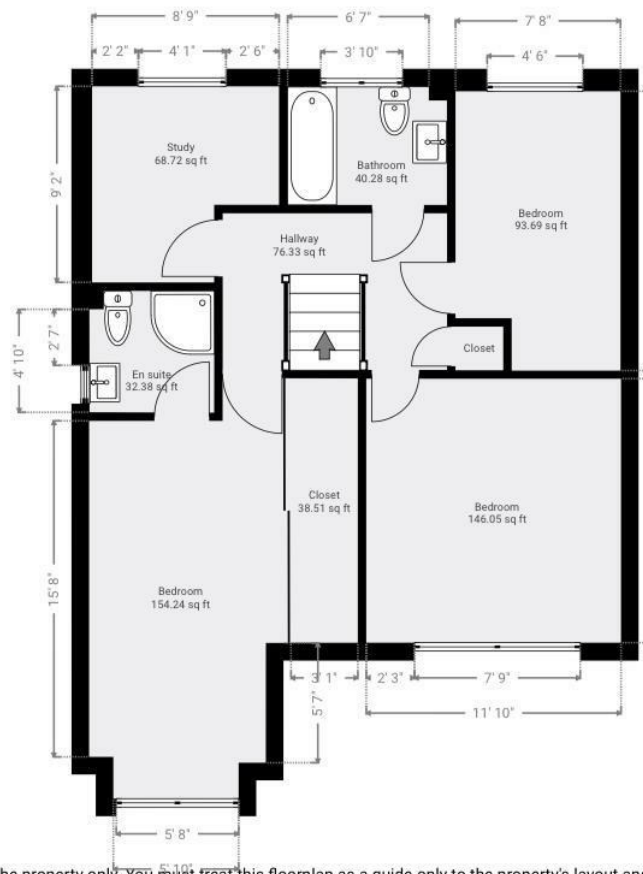
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▼ Ground Floor



▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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