Burton Road

Littleover, Derby, DE23 6EJ

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Offers in the region of £650,000



A most impressive, four-bedroomed, stylish detached house renovated to the the highest standard, set in mature gardens, in a highly desirable and mature residential location within walking distance of Littleover Village and amenities.

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The property is located in the popular Littleover School catchment area, and within close proximity to Derby High School, the Royal Derby Hospital, and all major routes out of Derby including A50, A38 and M1. Available with IMMEDIATE VACANT POSSESSION. Requiring internal inspection to be fully appreciated, the well-appointed interior has the benefit of gas central heating, double glazing, and alarm.

Location - The property enjoys a highly sought-after and mature residential location, set well back from Burton Road, yet within walking distance of Littleover centre and amenities to include; day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, and schooling to include Derby High School and Derby Grammar School. Ease of access is afforded to the ring road system, providing good road communications to the Royal Derby Hospital, the A38, A50, and A52 for commuting further afield.

Directions - When leaving Derby city centre by vehicle, proceed along Burton Road towards Littleover, continuing across the ring road traffic lights, and through Littleover village centre, before finding the property on the lefthand side.

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

Ground Floor - Entrance Hallway - Entrance door with frosted glass, wall-mounted alarm panel, radiator, recessed lighting. impressive staircase leading to first floor, and door giving access to :

Cloaks Cupboard - Housing utilities, with obscure window to front.

Impressive Lounge/Family Room - 7.06m x 9.45m (23'2" x 31'0") - This extremely spacious open-plan family room, designed for entertaining, has to be viewed to fully appreciate the size. Having quality laminate flooring, bi-fold doors leading to the decked area, four radiators, LED light strips, Inglenook fireplace with brick surround and slate hearth, remote control TV system, and door leading to:-

Cloaks/Wc - 1.65m x 2.51m (5'5" x 8'3") - Having low-level WC, double wash hand basin with mixer tap and integrated storage, tiled flooring, heated towel rail, handheld shower, and door giving access to meter cupboard housing CCTV system

Dining Kitchen - 7.95m x 4.50m (26'1 x 14'9") - Spacious dining kitchen, comprising: -

Kitchen Area - Fitted with a range of Hi-Gloss contemporary wall and base units, one-and-a-half bowl sink unit, with drainer and mixer tap, and range of work tops, tiled splashbacks, integrated electric oven with stainless steel cooker hood, and gas hob, tiled and laminate flooring, and opening through to the: -

Dining Area - Having wo radiators, double glazed window to front, and bi-fold doors to rear.

First Floor - Landing - Having double glazed window to front, and wall mounted radiator.

Main Bedroom - 5.18m x 3.61m (17'0" x 11'10") - A double aspect main bedroom with double glazed windows to front and rear, two radiators, and access to the: -

Dressing Room - 4.01m x 2.24m (13'2" x 7'4") - Having Velux windows, and radiator.

Ensuite Bathroom - 3.99m x 2.24m (13'1" x 7'4") - Delightful contemporary bathroom comprises Jacuzzi Bath, with shower screen. low-level WC. wash hand basin, bidet, wall mounted mirror, and radiators.

Bedroom Two - 4.55m x 3.33m (14'11" x 10'11") - Having radiator, and double glazed window to the rear overlooking garden.

Bedroom Three - 3.25m x 2.57m (10'8" x 8'5") - Having radiator, and double glazed window to the rear overlooking garden.

Bedroom Four - 3.58mx 2.36m (11'9"x 7'9") - Having two double glazed windrows to the front, radiator, and door providing access to the: -

Ensuite Shower Room - 3.58m x 2.13m,2.74m (11'9" x 7,9") - Having shower cubicle with multi-angle shower over, WC, wash hand basin, and heated towel rail.

Family Shower Room - Impressive shower room with bespoke fittings, comprising a spacious walk-in shower with multi-angle shower unit, vanity unit with wash hand basin, WC, bidet, and obscured double glazed window to the rear.

Outside -
Single Garage - 17'6" x 10'3" (55'9"'19'8"" x 32'9"'9'10"") - with up and over door, power and light and door to rear garden

Front Garden - To the front of the property there is a good-sized driveway with parking for several cars, leading to a single garage.

Rear Garden - An extensive garden, mostly laid to lawn with shrubs and trees surrounding the boundary, a paved patio, and decked area ideal for sitting out and entertaining.

Additional Information -

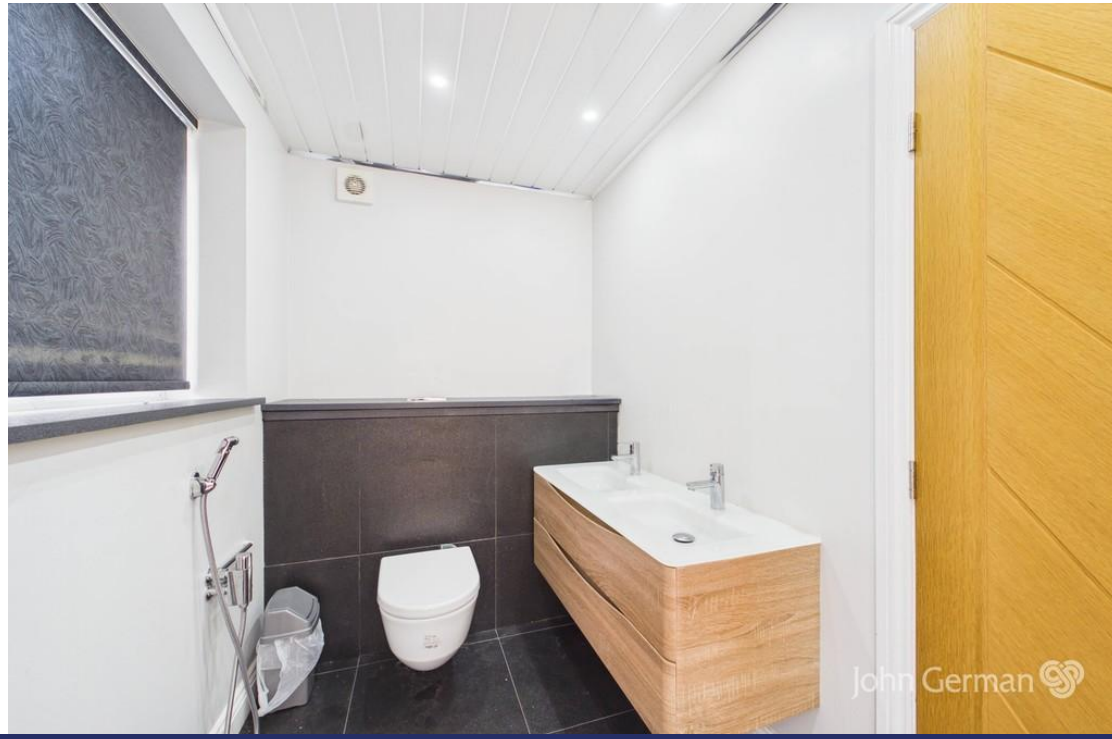
Tenure - We understand the property is held freehold, with vacant possession provided upon completion.

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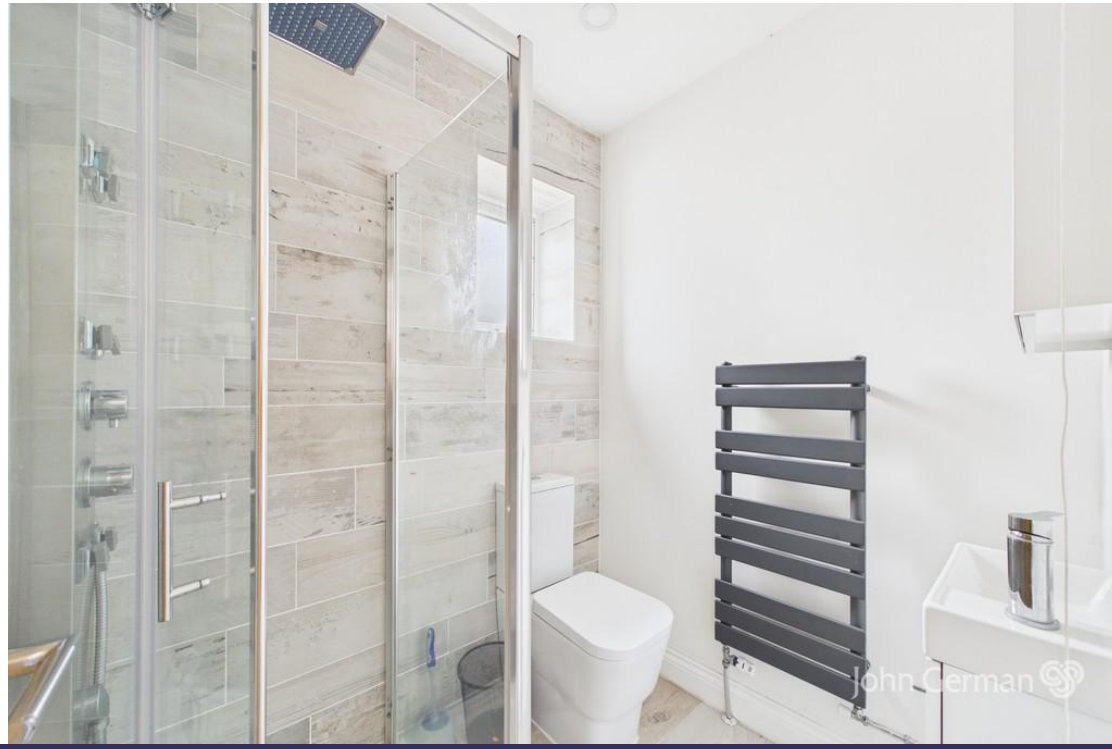

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Agents' Notes

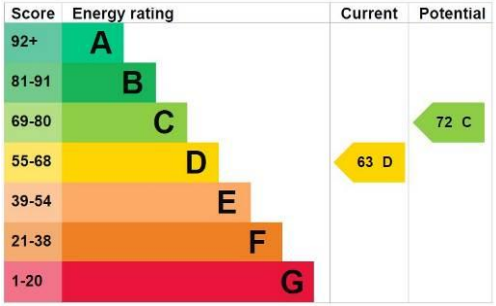
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