# Appledown Way

Littleover, Derby, DE23 3YU

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£640,000

Palatial home built upon very generous lines ideal for a large family. Featuring three superb reception rooms, a generous dining kitchen and five lovely bedrooms, two of which boast refitted luxury en-suite facilities.

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Located in one of the area's most popular developments, Heatherton Village offers easy access to local schools, a doctor's surgery, a local church and a parade of shops including a supermarket, pharmacy and Zanfish fish and chip shop. There is also the popular Hollybrook Tavern pub and Bollywood Indian restaurant. Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls-Royce, the Royal Derby Hospital, Toyota and the University of Derby.

Entrance to this lovely family home is via a very spacious entrance hall featuring oak flooring, a central staircase, two sets of glazed double doors leading to the principal reception rooms and panelled doors leading to the remaining ground floor accommodation.

The guest cloakroom/WC is located off the hallway and is fitted with a low-flush WC and pedestal wash basin. There is a tiled floor, wall tiling to half height, a window to the front, together with hanging space for coats and space for shoe storage.

To the front of the house is a bay-fronted reception room which has been used for a number of purposes over the years, including as a home office and beauty studio, and is now arranged as a comfortable snug.

The main living room overlooks the rear garden, with French doors providing direct access onto the rear patio. Features include Ted Todd oak herringbone flooring, an attractive fireplace with an elegant surround and living-flame gas fire, a window to the side, picture rails and ceiling coving.

The beautifully proportioned dining room is ideal for family celebrations and even fits the family piano with a large bow window overlooking the rear garden and Ted Todd oak herringbone flooring.

The generous breakfast kitchen is fitted with an extensive range of base and eye-level units, a glazed display cabinet and roll-edge work surfaces. There is an inset one-and-a-half bowl sink unit with a window above, tiled splashbacks, a built-in eye-level double oven, gas hob with extractor hood over and integrated fridge, freezer and dishwasher. The kitchen also provides ample space for dining, with French doors opening directly onto the garden, creating a wonderful connection between the indoor and outdoor living spaces. A courtesy door leads into the garage.

The utility room is fitted with matching units and roll-edge work surfaces, an inset sink, tiled splashbacks and space for a washing machine and tumble dryer. There is also a side entrance door.

On the first floor, the large open-galleried landing divides in two directions and features a window overlooking the front elevation, a double built-in airing cupboard and doors leading to the bedrooms and main bathroom.

The principal bedroom features fitted wardrobes, matching bedside units and a walk-in wardrobe, together with an en-suite shower room. The en-suite has been refitted with a luxury suite comprising extensive built-in storage, a concealed-flush WC, vanity wash basin and shower cubicle with glass door, rain shower head and separate hand shower attachment. Further features include extensive wall and floor tiling, a window to the side, ceiling spotlights and a chrome heated towel radiator.

There is a second double bedroom located on this side of the landing, complete with built-in wardrobes, Amtico flooring and a dormer window. This room is currently used as an office.

On the opposite side of the landing, bedroom three also benefits from built-in wardrobes and a refitted luxury en-suite comprising a concealed-flush WC, vanity wash basin, built-in storage and shower enclosure. Further features include extensive tiling, a chrome heated towel radiator, a window to the rear and ceiling spotlights.

Bedrooms four and five are both lovely-sized rooms overlooking the rear garden. Bedroom five is also currently used as an office and features a built-in wardrobe.

The family bathroom completes the internal accommodation and has also been refitted with luxury fittings, comprising a vanity wash basin with extensive storage beneath, a bath with dramatic under-panel lighting, concealed-flush WC and double shower enclosure with recessed shelving and accent lighting. Further features include a matt black heated towel radiator, ceiling spotlights and a window to the side.

Outside, to the front, the house is set well back from the road behind a double-width tarmac driveway, with further tarmacked parking space to the side, softened by clipped evergreen shrubs and a specimen tree.

Gated access to the side leads to the south-facing rear garden, which features an extensive block-paved patio surrounding a shaped lawn. The garden also benefits from a charming garden cabin, creating superb additional entertainment space, with power and lighting connected.

**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.
**Property construction**: Standard
**Parking**: Drive & double garage
**Electricity supply**: Mains
**Water supply**: Mains
**Sewerage**: Mains
**Heating**: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: 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:** Derby City Council / Tax Band F
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/23112026

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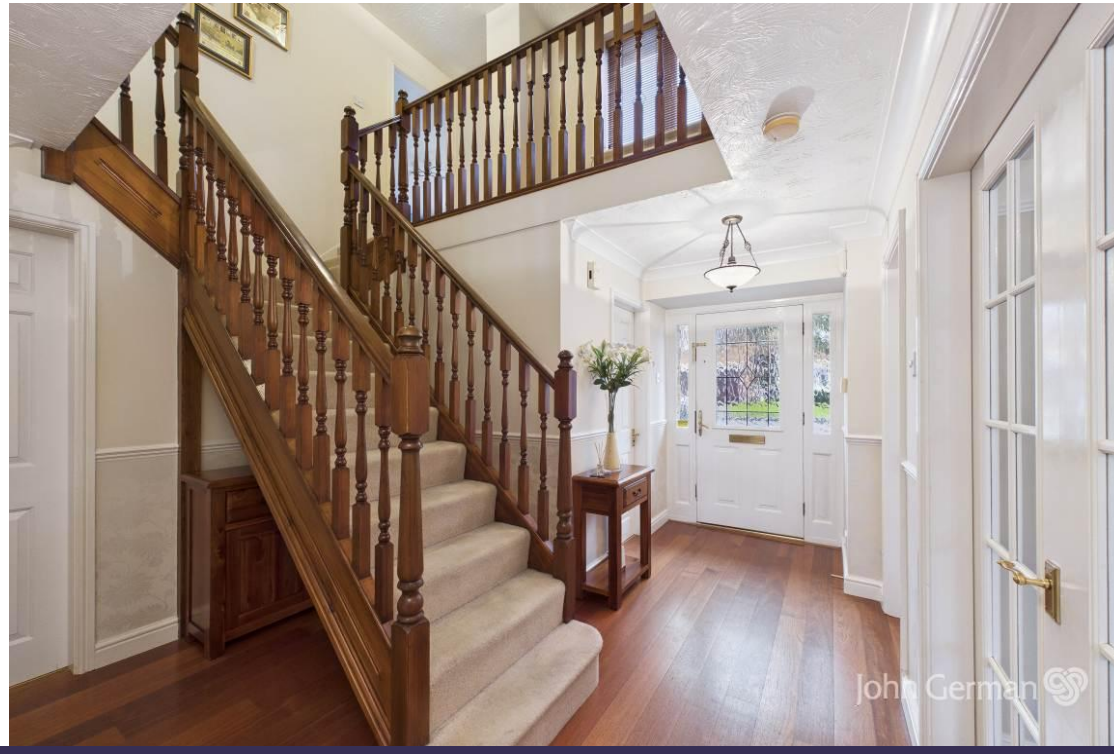
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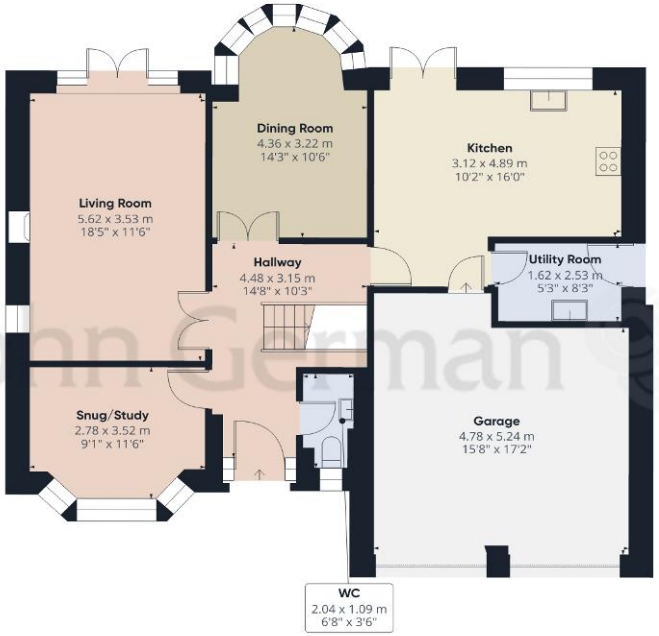
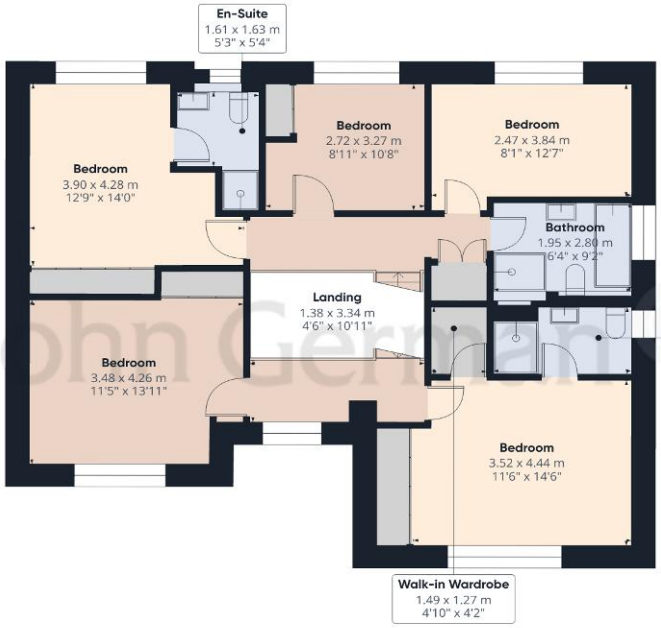
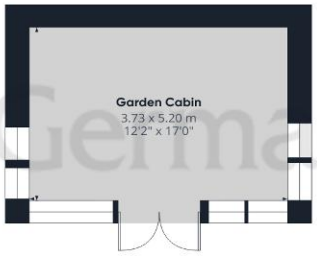



**Ground Floor** Building 1




**Floor 1** Building 1




**Ground Floor** Building 2

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**Approximate total area**(1)

216.2 m²

2326 ft²

(1) Excluding balconies and terraces

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

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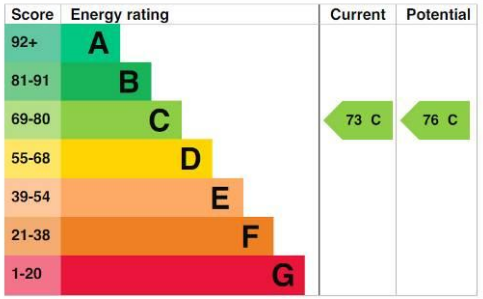


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