

6 Stafford Drive, Littleover, Derby, DE23 3WG

Offers Around £320,000

Freehold



- Well-Presented, Three Bedroom Detached Residence
- Enclosed, Low Maintenance Walled Garden
- Two Separate Driveways, One with Electric Charging Point
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Dining Kitchen with Built-In Appliances
- Three First Floor Bedrooms & Two Bathrooms
- Principal Bedroom with En-Suite
- Good Range of Amenities Within Easy Reach
- Easy Access to Excellent Transport Links
- Viewing Recommended





Summary

This is a well-presented, three bedroom, modern detached residence occupying a popular location on the Highfields estate in Littleover.

The double glazed and gas central heated accommodation comprises entrance hall, fitted guest cloakroom, dual aspect lounge and dining kitchen. The first floor accommodation leads to a principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property benefits from a low maintenance, lawn garden as well as two separate driveways (one of which has an electric charging point).

F&C

The Location

Highfields estate is a popular location with a parade of shops including a small supermarket, a recently built primary school and easy access into Littleover village centre with further amenities and schooling. The property also allows for swift access to the A50 and the A38.

Accommodation

Ground Floor

Entrance Hall

10'1" x 6'8" (3.08 x 2.05)

A panelled and glazed entrance door provides access to hallway with central heating radiator, useful cloak cupboard, stylish tiled flooring and staircase to first floor.



Fitted Guest Cloakroom

6'0" x 3'2" (1.85 x 0.99)

Partly tiled and appointed with a low flush WC, wash handbasin, central heating radiator and tile flooring.



Lounge

16'6" x 9'10" (5.03 x 3.00)

Having a central heating radiator, wood effect flooring, bay window to front and French doors to garden.



Dining Kitchen

16'6" x 9'8" (5.03 x 2.97)



Dining Area

With two central heating radiators, tile flooring and two double glazed windows to front and side.



Kitchen Area

Comprising wood effect worktops with matching upstands, inset stainless steel sink unit with mixer tap, fitted gloss finish base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over, built-in double oven, integrated fridge freezer and dishwasher, feature tile flooring and double glazed window to side.



First Floor Landing

7'7" x 6'7" (2.33 x 2.03)

A semi-galleried landing with feature balustrade, central heating radiator and access to loft space (with ladder).

Bedroom One

12'6" x 10'0" (3.82 x 3.07)

Having a central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed windows to front and side.



En-Suite Shower Room

8'11" x 3'9" (2.74 x 1.16)

Fully tiled and appointed with a low flush WC, pedestal wash handbasin, double shower cubicle and central heating radiator.



Bedroom Two

9'8" x 9'3" (2.97 x 2.84)

With central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed windows to front and side.



Bedroom Three

9'8" x 7'0" (2.96 x 2.14)

Having a central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to side.

Bathroom

6'7" x 5'6" (2.03 x 1.68)

Fully tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator, fitted mirror and double glazed window to front.

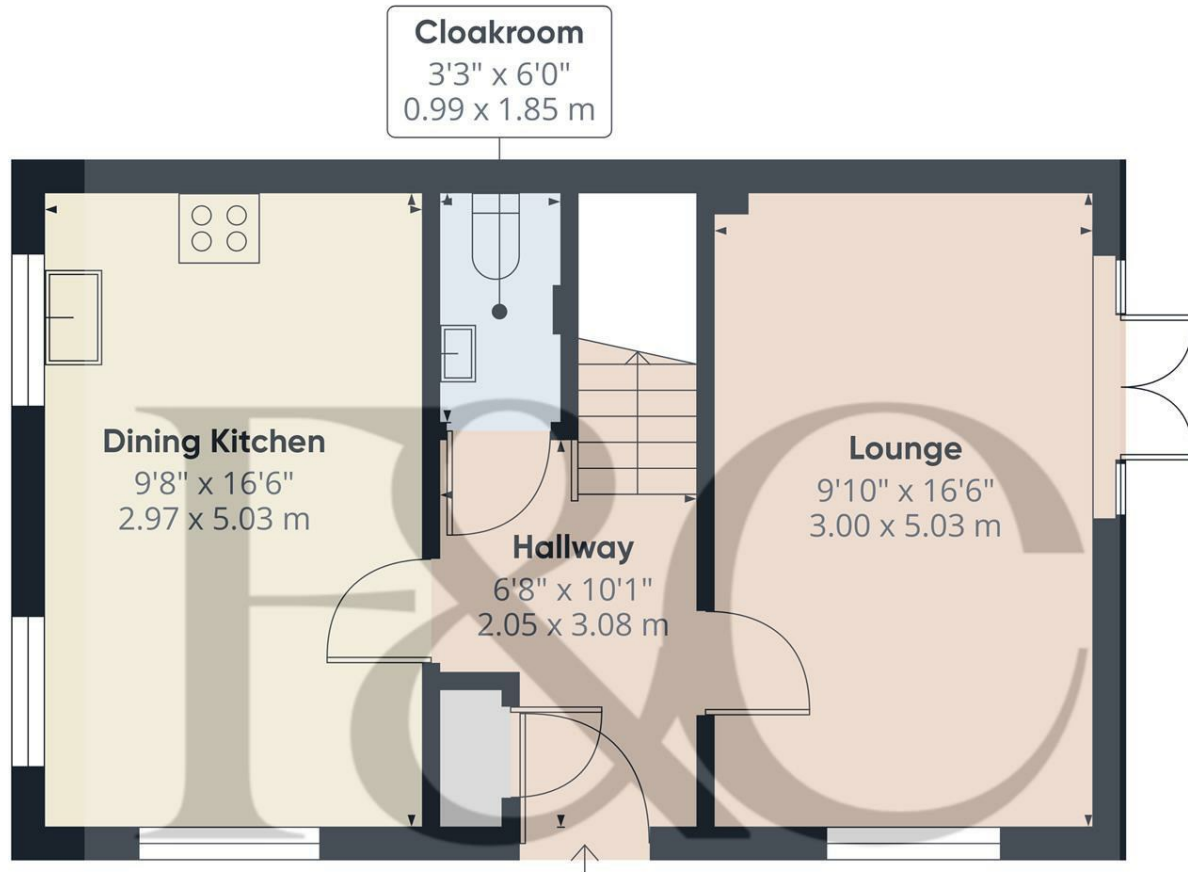


Outside

The property features an enclosed, low maintenance garden with artificial lawn and beyond this there is a tarmac driveway providing off-road car parking for two vehicles. On the opposite side of the property there is a further driveway providing additional off-road parking space and an electric car charging point.







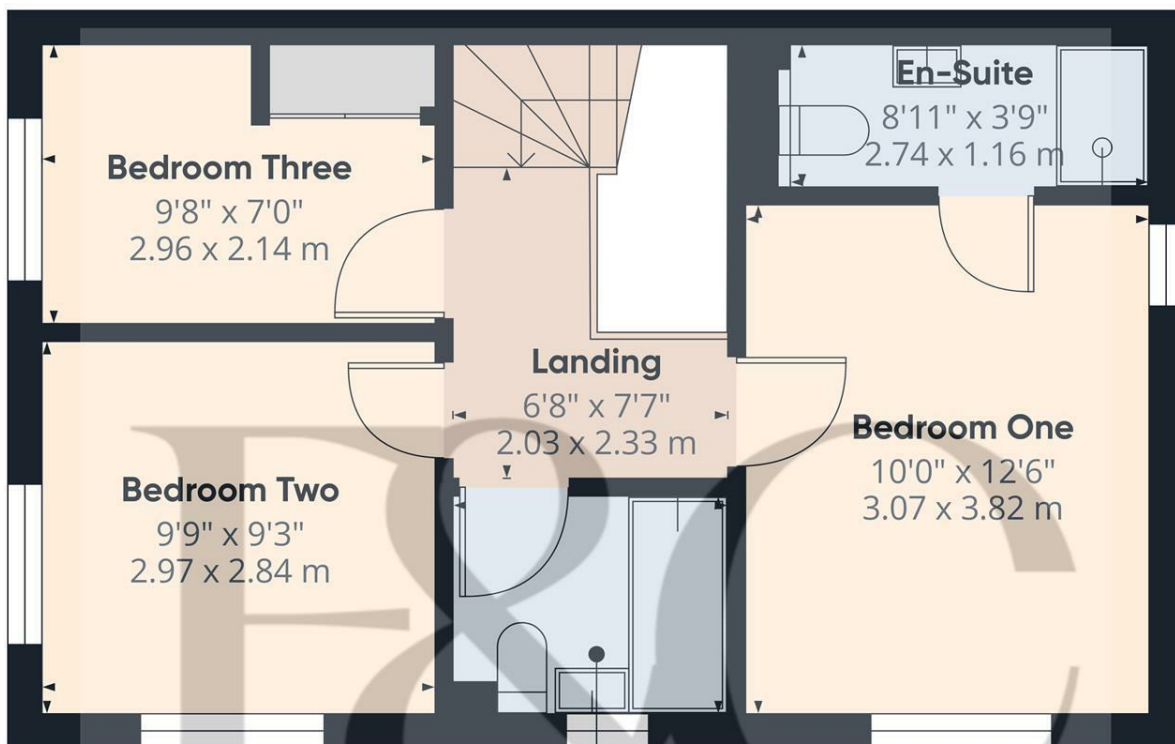
Floor 0

Approximate total area⁽¹⁾
440 ft²
40.9 m²

(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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Floor 1

Approximate total area⁽¹⁾
397 ft²
36.8 m²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

6 Stafford Drive
Littleover
Derby
DE23 3WG

Council Tax Band: D
Tenure: Freehold

