

Groombridge Crescent

Littleover, Derby, DE23 3YA

John
German





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£615,000



Stylish family home, skilfully extended and remodelled to create fantastic open spaces featuring a dramatic double storey rear facing window with balcony seating above. The layout is perfect for large families who love to entertain. High-end fixtures and fittings throughout.

The property now offers generously proportioned living accommodation extending to over 2300 square feet, located in one of the area's most popular developments and falls within the catchment areas for both Griffie Field Primary and Littleover community school both of which are highly regarded local schools. Independent school options include Derby High School and Derby Grammar School both of which are in walking distance. Heatherton Village offers a doctors surgery, 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.

To describe the property in more detail starting in the spacious entrance hall which features white porcelain tiles which continue throughout the main living areas creating a sense of cohesion throughout the ground floor. Two sets of glazed double doors further the connection between the living areas opening into the living room and into the kitchen. Leading off the hallway is a staircase rising to the first floor and doors leading to a cloakroom and a separate guest WC which is fitted with a vanity wash basin with storage beneath and a low flush WC.

To the front of the property is a formal living room with a sleek contemporary fireplace with an inset living flame gas fire, large picture window to the front and a second set of glazed double doors which can be opened up to the living/dining kitchen when needed, especially useful when entertaining.

The dining area has a great view of both the kitchen and a superb family seating area with those double height windows and a slide and swing door which provides views over the rear garden, creating a seamless indoor-outdoor connection leading onto a further seating area again with windows overlooking the garden, an electric fire, and provision for a wall mounted TV. The kitchen is fitted with sleek white high gloss units with handleless design, black granite worktops with inset double sink, a large central island and breakfast bar, quality integrated appliances include double ovens, combination oven and induction hob leaving space for an American style fridge free zer.

There is also a separate laundry room with space for appliances, matching units, roll edge worksurface, an inset sink unit, wall mounted boiler and an entrance door to the side.

The converted double garage now functions as a family room, complete with built-in wardrobes for added storage.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms. The primary suite includes built-in wardrobes and a luxurious contemporary en-suite shower room fitted with a corner shower, concealed flush WC and vanity washbasin with extended built-in storage.

Bedrooms two and three both feature fitted bedroom furniture and share a contemporary Jack and Jill en-suite shower room with a double shower, wall mounted vanity washbasin with storage beneath, and low flush WC.

Bedroom three and bedroom four also have fitted wardrobes. Bedroom four also features bi-folding doors giving access to a most impressive mezzanine seating area with vaulted ceiling, tall feature glass windows and a balcony overlooking the living area and rear garden.

The contemporary family shower room completes the accommodation having been refitted with a luxury suite comprising double shower, low flush WC and a stunning bowl style washbasin sat on a floating vanity unit with storage beneath.

The landscaped rear garden is mainly laid to lawn and features a paved patio, and raised planting beds, all enclosed by timber fencing. To the front of the property a full width driveway comfortably accommodates three vehicles and there is gated access with pathway leading to the enclosed rear garden.

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.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/13112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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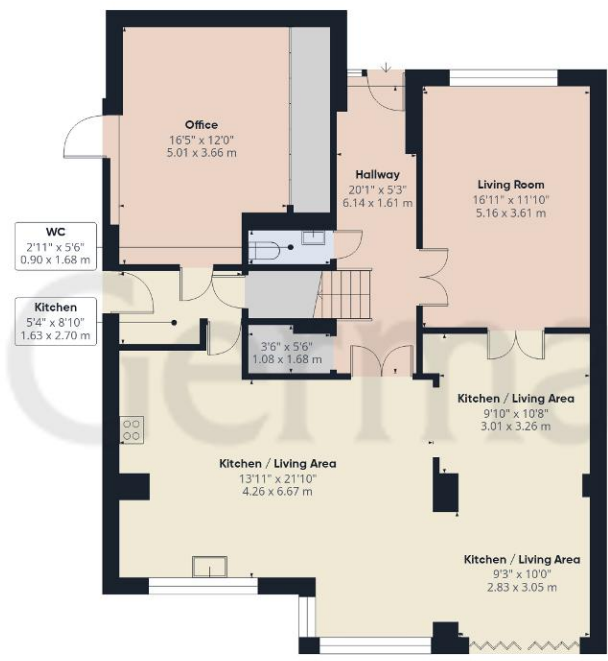




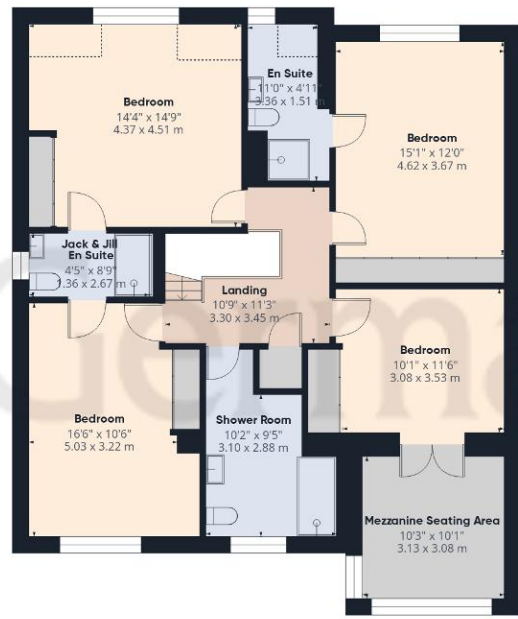








Ground Floor



Floor 1

Approximate total area⁽¹⁾
2352 ft²
218.4 m²
Reduced headroom
26 ft²
2.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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