

Fletcher & Company

1 Ford Drive, Littleover, Derby, DE23 3AG

Offers Around £255,000

Freehold



- Low Maintenance Residence
- Double Glazed & Gas Central Heated
- Good Sized Driveway
- Enclosed Rear Garden
- Hall & Fitted Guest Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms, En-Suite & Bathroom
- Close to Excellent Amenities
- Viewing Recommended





Summary

A modern, three bedroom, semi-detached residence occupying a popular estate location in Littleover.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge/dining room and fitted kitchen. The first floor landing leads to a principle bedroom with en-suite shower room, two further bedrooms and a bathroom.

To the rear of the property is an enclosed garden lawn garden with decking. To the side of the property is a tarmac driveway providing off-road parking for two vehicles.

F&C

The Location

The property is located on the Highfields estate in Littleover with the village itself offering an excellent range of amenities including a varied selection of shops, cafes, restaurants, regular bus service into Derby City centre and excellent schooling with multiple primary schools and secondary schooling. The property is also convenient for the A38 and A50.

Accommodation

Ground Floor

Entrance Hall

14'11" x 6'5" (4.56 x 1.97)

An entrance door provides access to hallway with central heating radiator, inset door mat, staircase to first floor with understairs cupboard, dado rail and double glazed window to side.

Fitted Guest Cloakroom

6'0" x 3'4" (1.84 x 1.02)

Appointed with a low flush WC, wash handbasin, central heating radiator and partly tiled walls.

Lounge/Dining Room

15'2" x 10'4" (4.64 x 3.16)

Featuring a fireplace with decorative surround and space for an electric fire, central heating radiator and double glazed French doors with matching sidelights to garden.



Kitchen

11'2" x 8'3" (3.41 x 2.53)

Comprising wood effect preparation surfaces with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer, washing machine and dishwasher, central heating radiator and double glazed window to front.



First Floor Landing

6'9" x 6'2" (2.06 x 1.90)

Having a central heating radiator and dado rail.

Bedroom One

9'7" x 7'11" (2.93 x 2.42)

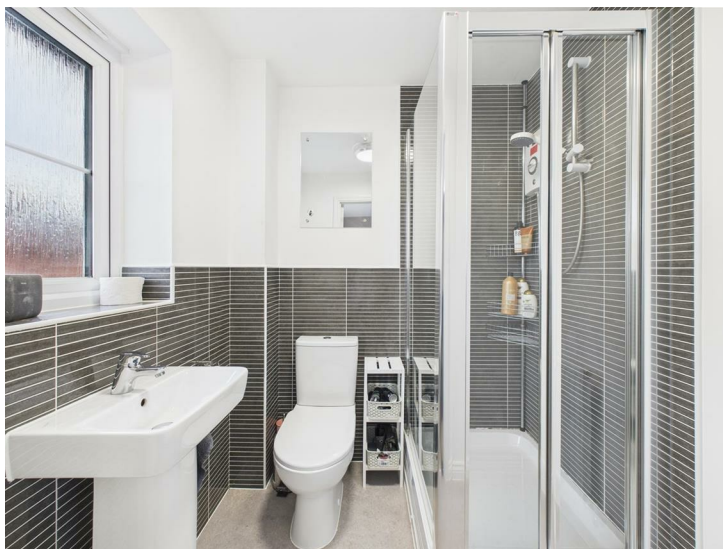
With central heating radiator, space for wardrobe and double glazed window to front.



En-Suite Shower Room

5'8" x 5'4" (1.74 x 1.65)

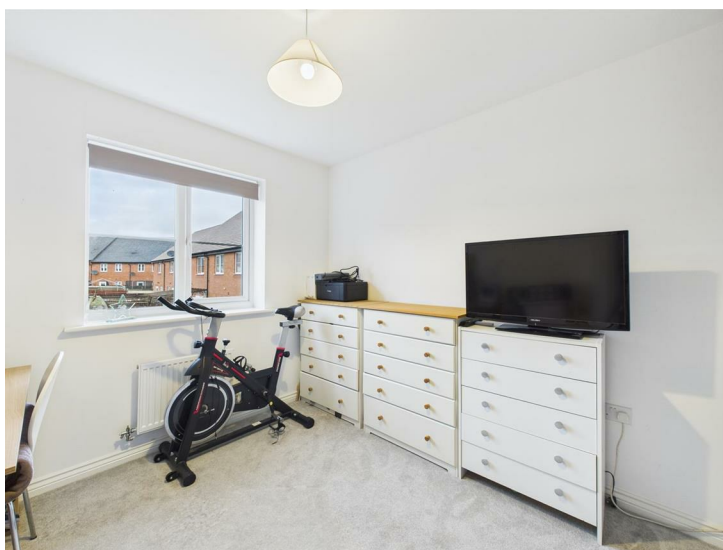
Partly tiled with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to front.



Bedroom Two

10'4" x 8'5" (3.17 x 2.57)

Having a central heating radiator and double glazed window to rear.



Bedroom Three

10'4" x 6'6" (3.17 x 2.00)

With central heating radiator and double glazed window to rear.



Bathroom

6'7" x 5'6" (2.01 x 1.68)

Partly tiled with the low flush WC, pedestal wash handbasin, panelled bath and central heating radiator.

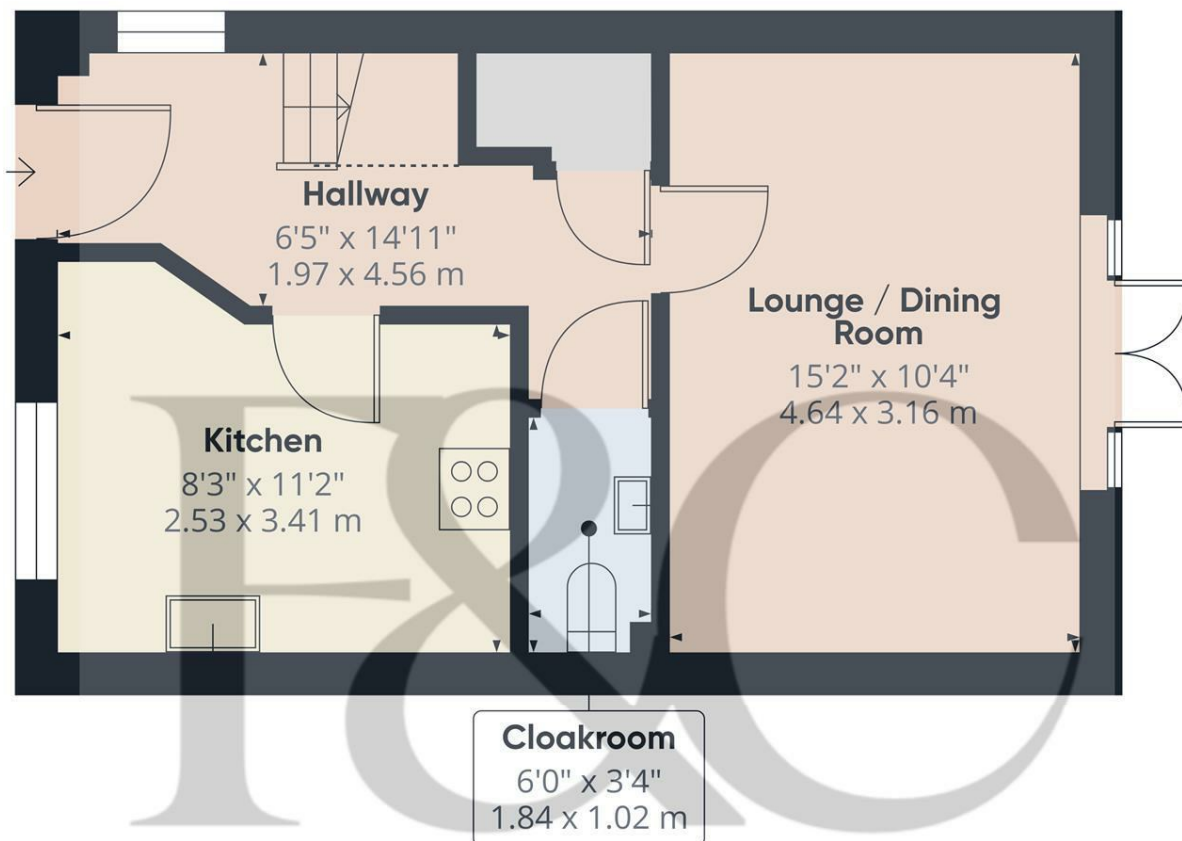


Outside

To the rear of the property is an enclosed, mainly lawn, garden with decked area and side gate. To the front is a tarmac driveway providing off-road parking for two vehicles.



Council Tax Band C



Floor 0

Approximate total area[®]

380 ft²
35.4 m²

Reduced headroom

10 ft²
0.9 m²

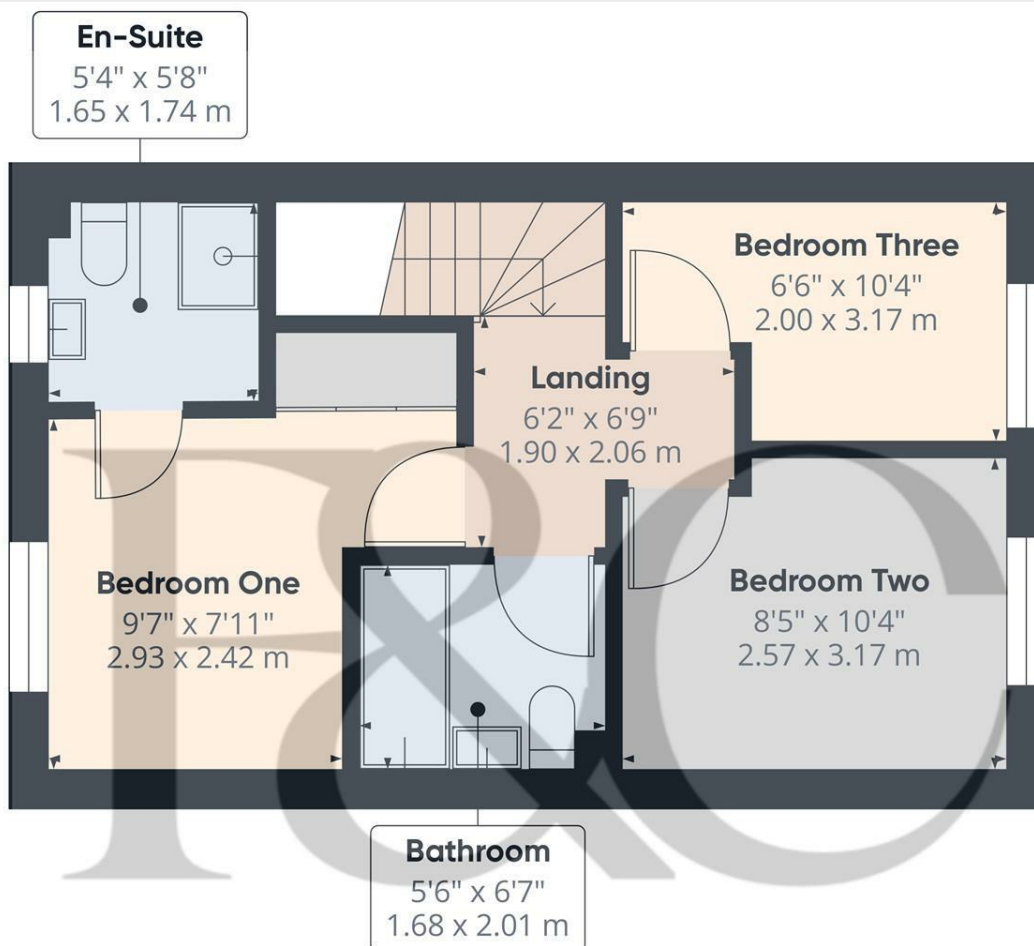
(1) Excluding balconies and terraces

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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Floor 1

Approximate total area[®]

342 ft²
31.8 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

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1 Ford Drive
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Council Tax Band: C
Tenure: Freehold

