

4 Bed House - Detached

Offers around £300,000

 Orchard Close, Littleover, Derby, DE23 1DP



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4 Bed House - Detached

£300,000

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A thoughtfully extended and improved. gas centrally heated and UPVC double glazed modern detached family home occupying a cul de sac position in this sought after locality. A full inspection will reveal a well cared for property briefly comprising; reception hall, lounge / dining room, well equipped breakfast kitchen. On the first floor a landing leads to four bedrooms and bathroom with modern white suite. Outside are mature gardens, two car driveway and garage. Freehold. Council tax band D. Energy rating. E.

Reception Hall



Having UPVC opaque double glazed entrance door with matching side light, UPVC opaque double glazed window to side aspect, laminated wood effect floor, double radiator and staircase to first floor.



Lounge/Dining Room 22'3" x 11'8" maximum (6.79 x 3.56 maximum)



Having television and media connection points, two radiators, coving to ceiling, UPVC double glazed window to front aspect and double glazed sliding patio doors to rear garden.



Dining Kitchen 16'11" x 8'6" (5.18 x 2.61)



Having a range of high gloss handleless fitted wall, base and drawer units with wood grain effect laminated working surfaces, matching splash backs, inset black glass sink top with stainless steel bowl, side drainer, vegetable preparation bowl and extendable hot and cold mixer tap, space and plumbing for automatic washing machine, inset stainless steel four burner gas hob with matching electric fan assisted double oven and grill, canopy extractor

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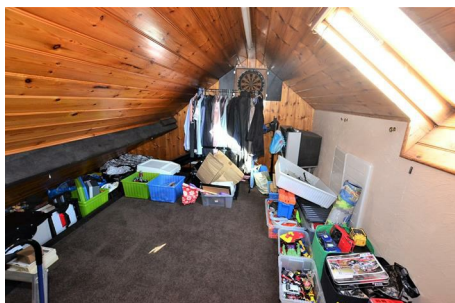
hood with down lighter, space for fridge freezer, integrated dish washer, contemporary style verticle powder coated radiator, deep understairs storage cupboard, UPVC double glazed windows to rear aspect and UPVC opaque double glazed door to rear garden.



First Floor Landing

With UPVC opaque double glazed window, recessed airing cupboard and access to loft room (having pull down loft ladder, the loft being boarded and supplied with power and light).

Attic



Bedroom One 11'7" x 10'2" (3.54 x 3.10)



Having a range of full width fitted wardrobes, radiator, television connection point and UPVC double glazed window to front aspect.



Bedroom Two 10'4" x 9'11" (3.16 x 3.03)



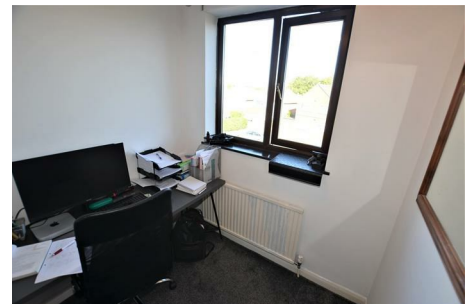
Having a range of built in wardrobes, radiator and UPVC double glazed window to rear aspect.

Bedroom Three 8'7" x 8'0" (2.62 x 2.45)



Having double radiator, television connection point and UPVC double glazed windows to both front and rear aspects.

Bedroom Four 6'11" x 6'6" (2.13 x 2.00)



Currently used as a study/home office and having radiator and UPVC double glazed window to front aspect.

Bathroom



Having modern white three piece suite comprising; concealed flush wc and wash hand basin nestling into a wood grain effect vanity unit and 'P' shaped deep panelled

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shower bath with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a cul-de-sac position on a sizable mature plot at this popular residential address. To the front is a concrete printed fore court giving car standing space for two cars, which in turn leads to the attached brick garage, measuring internally 5.16 x 2.54, having up and over door, side personal door and supplied with power and light. The private westerly facing rear garden is enclosed by close panelled fencing, laid to a shaped lawn with full width patio area, raised sun terrace, mature shrubbed borders, cold water tap and garden lighting.



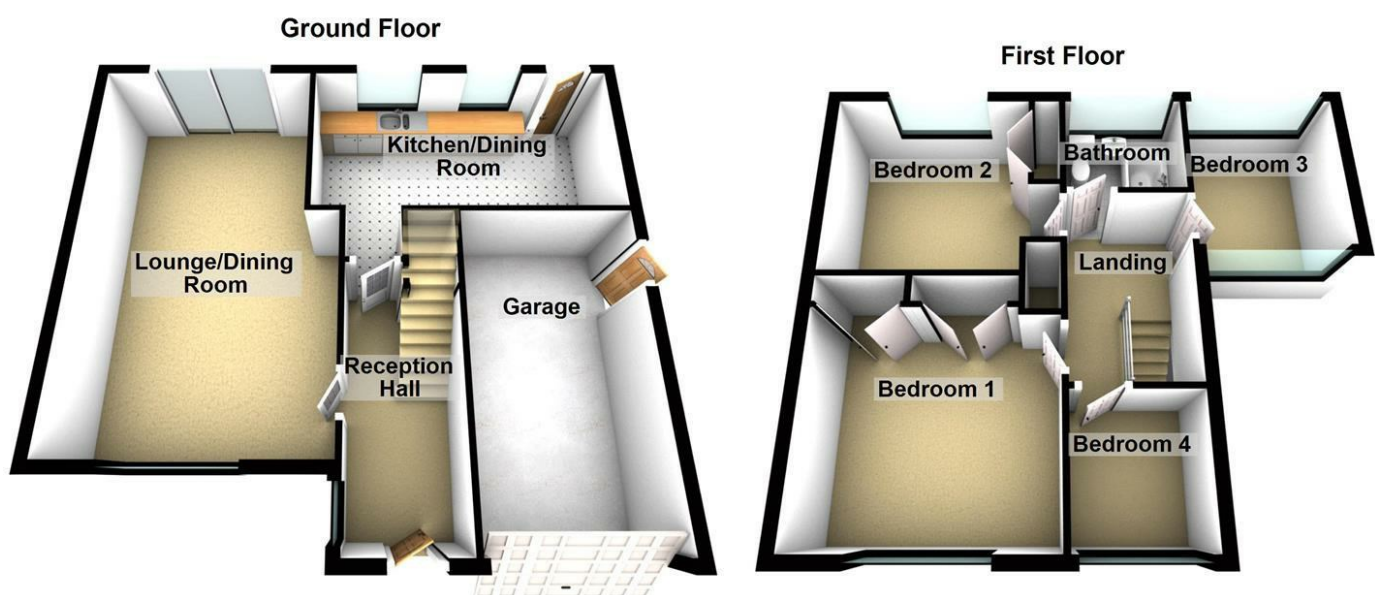
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		