

Dean Close

Littleover, Derby, DE23 4EF

John German



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£325,000

Deceptively spacious three bedroomed family home excellent position with a south facing garden in one of Littleover's most sought-after cul-de-sac locations. Easy access to Littleover Village, the Royal Derby Hospital and Littleover Community School.



Entrance to the property is via a modern composite entrance door leading into the hallway with stairs to the first floor.

Located off the hallway is a ground floor guest WC fitted with a low flush WC and hand basin, window to the front.

The main living room is a superb multi purpose reception room great for entertaining and larger family gatherings.

To the rear of the house is an extended dining kitchen with French doors opening into the garden room. The kitchen is fitted with a range of base and eye level units, roll edge worksurfaces, inset stainless steel sink unit, tiled splashbacks, built-in oven with gas hob and extractor hood over, space for appliances, wall mounted central heating boiler, window to the rear and rear entrance hall.

The garden room is a lovely addition with great views over the garden making it the perfect place to relax with French doors further enhancing that seamless connection to the outdoors

On the first floor stairs lead to a central landing with a full height window to the side and doors leading off to three well-proportioned bedrooms and a family bathroom fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over, extensive tiling and a window to the rear.

Outside the property is set on a lovely tree lined street with wide verges and the property is set back from the road behind an attractive raised front garden and a double width tarmaced driveway providing ample off road parking and access to the garage. The stunning rear garden is mainly laid to lawn with deep herbaceous beds and borders as well as gravelled and paved seating areas. To the rear of the garden is a timber garden shed and vegetable garden.

Dean Close is conveniently situated for local amenities, including shops and schools, as well as excellent road and public transport links to Derby City Centre, Littleover Village, the Royal Derby Hospital and Rolls -Royce Sinfon.

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: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 C

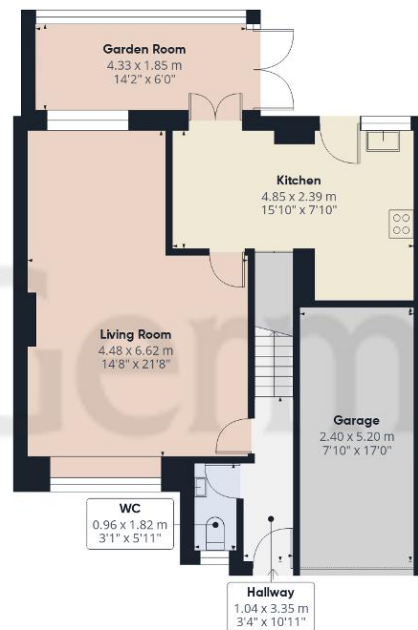
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14072026

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Ground Floor

Approximate total area⁽¹⁾

103 m²

1108 ft²



Floor 1



(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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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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