

## 30 Moorway Lane, Littleover, Derby, Derbyshire, DE23 2FR

Offers Around £550,000

Freehold



- Spacious Family Home
- Impressive Plot Measuring Close to One Fifth of an Acre
- Generous Driveway for Multiple Vehicles & Access to a Detached Double garage
- Substantial Private Rear Garden
- Versatile Accommodation Incorporating Ground Floor Annex for a Dependent Relative
- Hall, Fitted Guest Cloakroom & Utility
- Lounge, Dining Room, Study & Kitchen
- Four First Floor Bedrooms, Principal with En-Suite Shower Room plus Bathroom
- Popular Residential Location
- Viewina Recommended





## Summary

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This is a substantial, four/five bedroom, detached residence occupying a sizeable plot measuring close to one fifth of an acre on popular Moorway Lane in Littleover.

The property benefits from an impressive frontage with extensive gated driveway with parking for several vehicles. There is access down the side to a detached double garage. There is a generous sized rear garden offering a high degree of privacy with extensive lawn, patio area, further off-road parking with a pleasant backdrop of mature trees.

Internally, the property comprises spacious entrance hall, fitted guest cloakroom, dual aspect lounge, separate dining room, study, potential ground floor bedroom with en-suite shower room off, recently refitted kitchen and utility. The first floor galleried landing leads to a principal bedroom with en-suite shower room, three further bedrooms and a bathroom.

# F&C

### **The Location**

The property is close to a range of schools including primary and secondary schools. A further range of amenities are available in Littleover centre including a regular bus service providing access into the city centre and nearby transport links.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

12'10" x 7'4" (3.92 x 2.25)

A UPVC double glazed and panelled entrance door provides access to hallway with central heating radiator and staircase to first floor.



### Lounge

22'11" x 12'9" (6.99 x 3.89)

Having an extended stone fireplace with TV plinth and gas fire, central heating radiator, decorative coving, double glazed window to front and French doors to rear.



### Dining Room

11'7" x 9'5" (3.55 x 2.89)

With central heating radiator and double glazed window to rear.



### Study

10'4" x 7'4" (3.17 x 2.26)

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

### Potential Ground Floor Annex

15'5" x 12'3" (4.70 x 3.74)

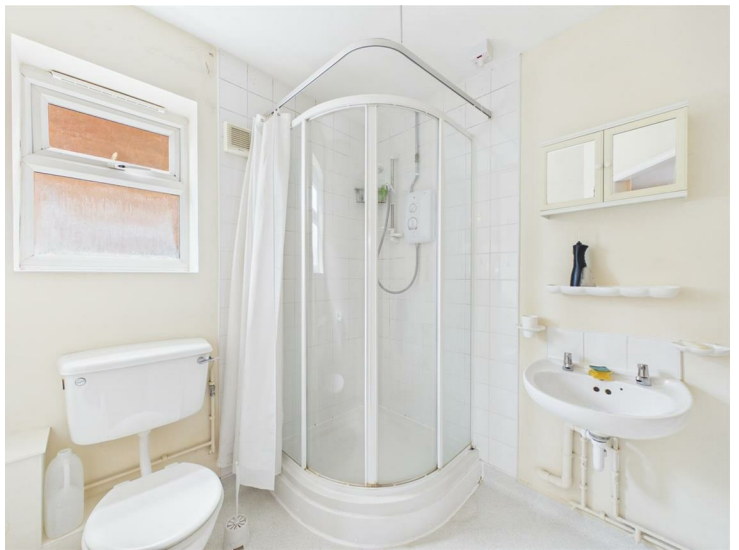
With electric heater and double glazed window to front.



### En-Suite Shower Room

6'5" x 6'3" (1.97 x 1.91)

Appointed with a low flush WC, wash handbasin, shower cubicle, central heating radiator and double glazed window to side.



### **Fitted Kitchen**

11'6" x 10'11" (3.53 x 3.34)

Comprising granite effect worktops, stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset gas hob with extractor hood over, built-in double oven, integrated fridge, central heating radiator, breakfast bar and double glazed window to rear.



### **Utility**

10'5" x 5'10" (3.20 x 1.79)

With worktop, storage cupboards, appliance space suitable for washing machine, tumble dryer and fridge freezer, gas boiler, double glazed window and door to rear.

### **Fitted Guest Cloakroom**

4'7" x 3'0" (1.41 x 0.93)

Appointed with a WC and wash handbasin.

### **First Floor Landing**

11'0" x 10'4" (3.36 x 3.17)

A semi galleried landing with feature balustrade, central heating radiator and double glazed window to front.



### **Bedroom One**

12'6" x 12'0" (3.82 x 3.67)

Having a central heating radiator, an extensive range of fitted furniture including wardrobe, bedside drawers and overhead storage, double glazed window to rear and door to en-suite.



### **En-Suite Shower Room**

8'7" x 3'2" (2.62 x 0.98)

Partly tiled with a low flush WC, wash handbasin, shower cubicle and double glazed window to rear.

### **Bedroom Two**

11'10" x 9'3" (3.63 x 2.82)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

12'9" x 10'6" (3.89 x 3.22)

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



### **Bedroom Four**

9'2" x 7'0" (2.81 x 2.15)

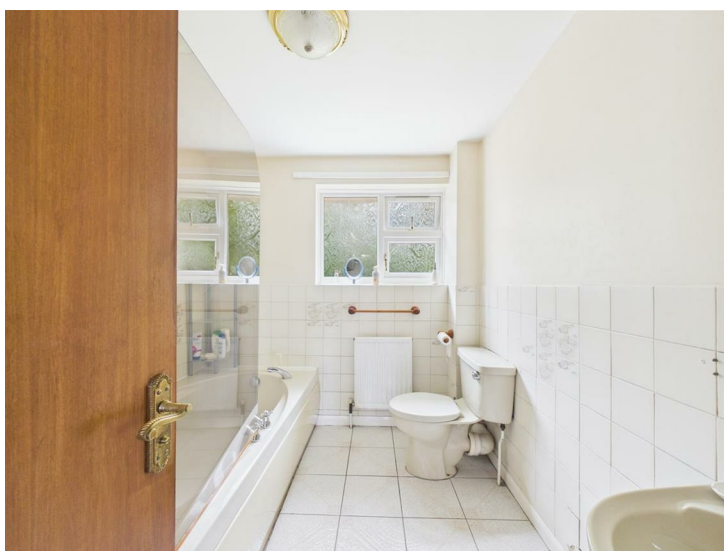
With central heating radiator and double glazed window to front.



### **Bathroom**

8'6" x 7'6" (2.60 x 2.29)

Partly tiled with a low flush WC, wash handbasin, panelled bath with shower over, airing cupboard and double glazed window to rear.



## Outside

The property has a very generous frontage with driveway providing off-road parking for multiple vehicles and featuring a lawn. There is access down the side to a detached double garage.

To the rear of the property is a very private, mainly lawn garden with patio, mature trees and timber fencing.



## Double Garage

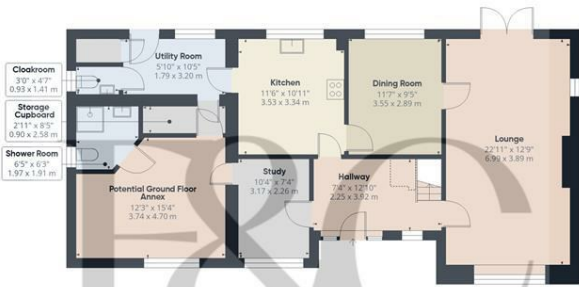
22'4" x 17'7" (6.83 x 5.38)

With up and over door, sink, power and lighting.



Council Tax Band F





Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
 2087 ft<sup>2</sup>  
 193.9 m<sup>2</sup>

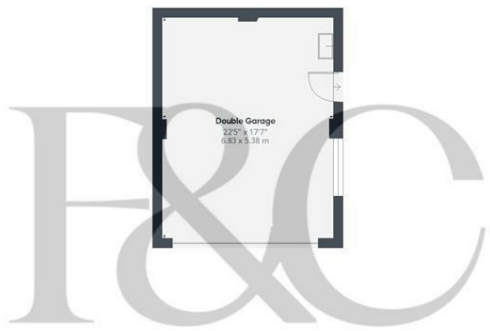
**Reduced headroom**  
 7 ft<sup>2</sup>  
 0.6 m<sup>2</sup>

(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 0 Building 2



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30 Moorway Lane  
Littleover  
Derby  
Derbyshire  
DE23 2FR

Council Tax Band: F  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	