

# 4 Bed House - Detached

Price £350,000

 Alton Way, Littleover, Derby, DE23 3XD



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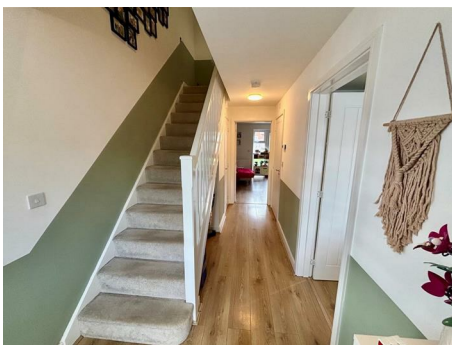
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A smart and stylish modern high specification four bedroom detached family home situated in this highly aspirational locality and standing on a sizeable well maintained plot with driveway (having electric charging point) and detached garage. A full inspection is absolutely essential to appreciate this delightful home overlooking a wooded and green area. The property is sold freehold. Council tax band D. energy rating B.

## Reception Hall



Having composite and opaque double glazed entrance door, laminated wood effect floor, radiator, UPVC double glazed window, understairs storage cupboard and staircase to first floor.



## Guests Cloak Room/WC



Having white two piece suite with tiled splash back, wood grain effect laminate floor, radiator and ceiling extractor fan.

## Dining Kitchen 14'0" x 11'10" (4.27 x 3.62)



Having a range of fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching electric double oven and grill, space and plumbing for automatic

washing machine, integrated dish washer, space for fridge freezer, wood grain effect laminate floor, radiator, ceiling LED down lighters, extractor fan and UPVC double glazed window to front aspect.

## Sitting Room 18'8" x 12'0" (5.71 x 3.66)



Having a deep full height storage cupboard, wood grain effect laminate floor, television connection point, radiator and UPVC double glazed French doors with matching picture windows giving views and access over the landscaped rear garden.

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## First Floor Landing

With access to roof space and radiator.

## Bedroom One 11'9" x 10'8" (3.59 x 3.27)



Having a radiator, UPVC double glazed window and door to:-



## Shower Room/En Suite



Having modern white three piece suite with electric shower, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, radiator and ceiling extractor fan.

## Bedroom Two 11'6" x 9'2" (3.52 x 2.80)



Having a radiator and UPVC double glazed window.

## Bedroom Three 9'2" x 10'9" maximum (2.80 x 3.30 maximum)



Having radiator and UPVC double glazed window to rear aspect.

## Bedroom Four 7'7" x 7'3" (2.33 x 2.23)



Currentlt used as a home office and having radiator and UPVC double glazed window to both side and front aspects.

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## Main Bathroom



Having modern white three piece suite with mains fed shower over bath, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and ceiling extractor fan.



## Outside



The property occupies a sizeable mature landscaped plot at this highly popular residential address, affording views to the fore over open green area. To the front is a wrought iron balustrade with mature shrubs, whilst at the side of the property, a tarmac driveway leads to a detached brick garage, having up and over door, pitched tiled roof space and supplied with power and light. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area, pathway, separate sun terrace, shrubbed borders, cold water tap and exterior electric point.

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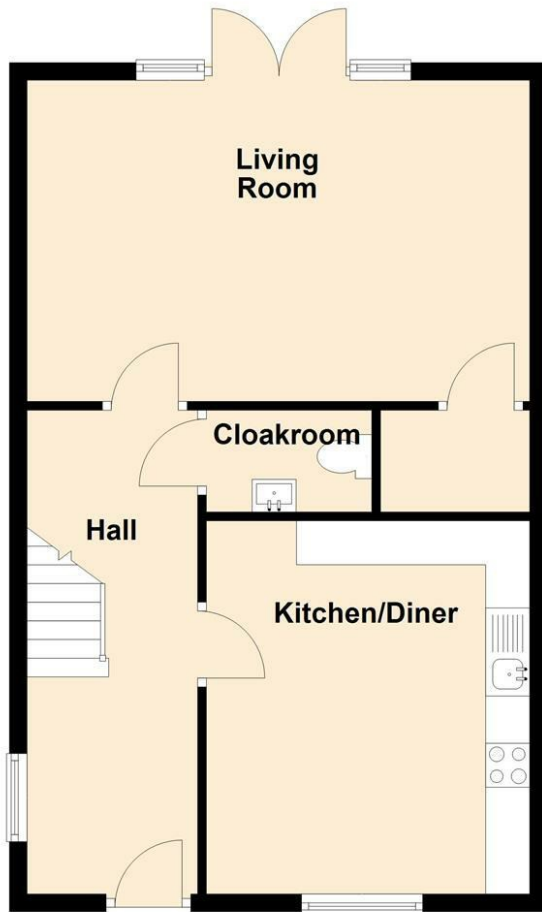
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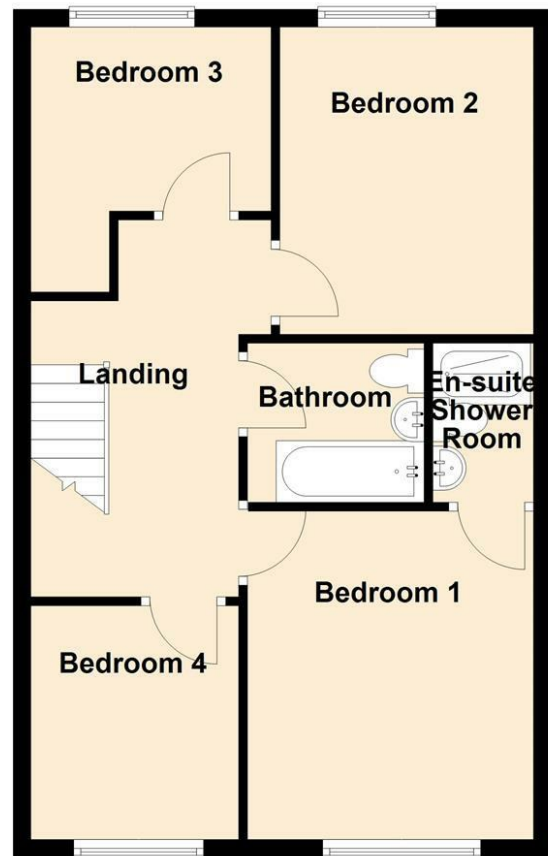
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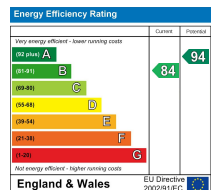
### Ground Floor



### First Floor



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