



## 1 Frampton Gardens, Littleover, Derby, DE23 3WX

**Offers In The Region Of**



A brilliantly extended four bedroom semi-detached family home enjoying a pleasant cul-de-sac position in this sought after location within Littleover Community School catchment.





# 1 Frampton Gardens, Littleover, Derby, DE23 3WX

Offers In The Region Of £339,950



The smartly presented accommodation incorporates both UPVC double glazed windows and door, gas central heating via a modern combination boiler and comprises, entrance hall with stairs to the first floor, spacious lounge, fitted kitchen flowing into a living dining area, to the first floor a landing leads to the main bedroom with en suite, double bedroom two and generously sized bedrooms three and four, finally the main family bathroom.

Externally there is a front blocked paved driveway leading to an integral garage, there is also an EV charger. Gated side access leads into a delightful enclosed rear garden with brick wall and fenced boundaries, paved patio and pathways and an expanse of lawn.

The property is located close to local shopping facilities, Littleover village, reputable local schooling and pleasant public green spaces. The city centre, Royal Hospital, A38 and A50 roads are all within easy reach.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a covered storm porch through a UPVC double glazed door into:

### HALL

Stairs to first floor, door to lounge, radiator.

### LOUNGE

13'3" x 13'2" (4.04m x 4.01m)

A spacious living room with laminate flooring throughout, deep shelved UPVC double glazed window, media connections, understairs cupboard, radiator.

### KITCHEN

12'5" x 9' (3.78m x 2.74m)

Appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, integrated electric oven, induction hob and extractor fan, space for a washing machine and upright fridge freezer, concealed wall mounted Worcester combination boiler, tiled flooring, UPVC window and door to the garden, plan access into:

### LIVING DINING ROOM

11'11" x 9' (3.63m x 2.74m)

A spacious room with space for comfortable and dining furniture, Lambert floor covering throughout, refacing UPVC double glazed window, radiator.

### TO THE FIRST FLOOR

### LANDING

With access to all first floor principal rooms and loft.

### BEDROOM ONE

13'1" x 9'4" (3.99m x 2.84m)

A spacious double bedroom with ample

space for all furniture, front facing UPVC double glazed window, radiator, access into:

### EN-SUITE

7'4" x 6'6" (2.24m x 1.98m)

Pointed with a three-piece suite comprising a large larger than average shower enclosure with mains multi jet shower and a sliding screen door, wide wash hand basin and low-level WC, tiled floor walls, built-in storage cupboard, extractor fan, UPVC double glazed window, chrome towel radiator.

### BEDROOM TWO

9'8" x 9'6" (2.95m x 2.90m)

A generous double bedroom having a rear facing UPVC double glazed window overlooking the garden, radiator.

### BEDROOM THREE

10'11" x 7'5" (3.33m x 2.26m)

A generous third bedroom having a wardrobe recess, front facing UPVC glazed window, radiator.

### BEDROOM FOUR

10'11" x 7'6" (3.33m x 2.29m)

A generous fourth bedroom also with a wardrobe recess, rear facing UPVC double glazed window overlooking the garden, radiator.

### BATHROOM

6'3" x 5'11" (1.91m x 1.80m)

Appointed with a white three-piece suite comprising a panelled bath with a mains chrome shower over and screen, pedestal wash and basin and WC, tiled floor and walls, UPVC double glazed window, extractor fan and chrome towel radiator.

### GARAGE

13'5" x 7'6" (4.09m x 2.29m)

Power and light, up and over door.







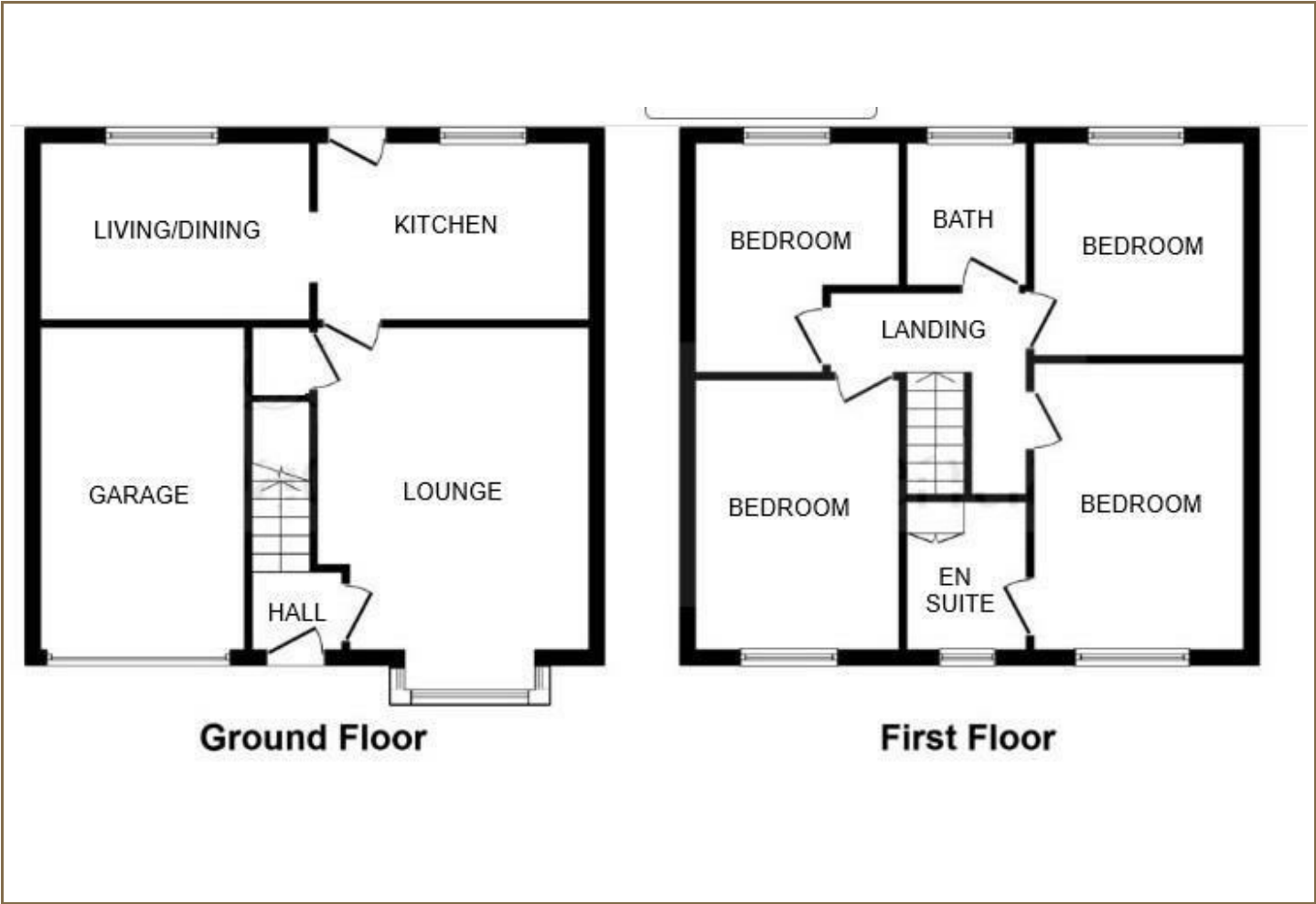




## Road Map



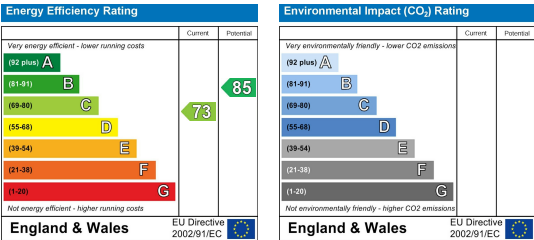
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)