

# Foxbrook Close

Littleover, Derby, DE23 3ZJ

John   
German





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£315,000

Highly individual detached bungalow with lower level study/hall, a superb breakfast kitchen, a spacious driveway and attractive private gardens. Offered with no upward chain.



The property is approached via the lower ground floor with an entrance door leading into a hallway/study with laminate flooring, door to rear and a cupboard housing the gas fired boiler. Stairs lead off directly into a first floor open plan living/dining kitchen which has front and rear aspect windows, a tiled floor and an attractive contemporary range of base and wall units with a large matching island having a Bosch stainless steel hob and extractor hood. There is also an electric fan oven, microwave oven, fridge freezer and dishwasher.

A utility room has a window to the front and plumbing for an automatic washing machine (this was formerly the entrance hall and could be converted back if desired).

Off the kitchen is a central hall with sun pipe and roof light providing ample natural light, Karndean flooring and an airing cupboard housing the pressurised hot water system. A door opens into the lounge that has a bow window to the front and a traditional style fireplace housing a living flame effect coal fire.

Across the hall the master bedroom has an extensive range of built in wardrobes and French doors leading directly out to the garden plus its own contemporary fitted en suite shower room.

Bedrooms two and three also each have French doors out to the garden and bedroom two also has a built in storage wardrobe. The attractive family bathroom has a walk-in bath with mixer shower, low level WC, vanity wash hand basin, tiled floor and surrounds.

The bungalow sits at the end of a very pleasant cul de sac having a spacious driveway providing ample parking for up to four vehicles surrounded by ornamental shrubbery gardens. Stairs rise to the front and give access around to the enclosed rear garden providing a very private hard landscaped area with patios, gravelled borders and pergola. Steps lead down to a lower level with a further garden area, outside lights and timber garden shed. A side enclosed paved courtyard style garden gives access to a cellar storage workshop area located beneath the property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Good Broadband services are available.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

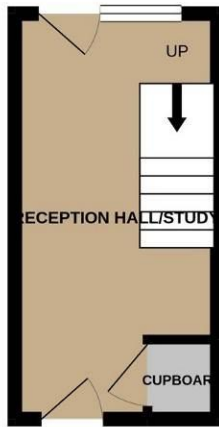
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/26052021

**Local Authority/Tax Band:** Derby City Council / Tax Band E







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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