

**1a Eastwood Drive, Littleover, Derby, Derbyshire, DE23 6BP**

**Offers Over £220,000**

Offered for sale CHAIN FREE.

A TWO BEDROOM, DETACHED, Timber Framed Bungalow, within walking distance of the centre of the popular suburb of Littleover which boasts a wide selection of local shops and services. The property also falls within the catchment area for the locally renowned Littleover Community School and is close to the Royal Derby Hospital and Kingsway Shopping Centre.

This is an incredibly unique property, designed to complement the Art Deco style of the neighbouring property and cleverly utilises the southern corner of this plot at the junction between Eastwood Drive and Manor Road.

The property has under floor heating and full internal and external CCTV.



Mickleover: 01332 511000

Hilton: 01283 777100

[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

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## Entrance Hall

Having wood effect laminate flooring and neutral decor with part obscure glazed wooden panelled main entrance door,

## Kitchen/Living Area

18'1" x 14'1" (5.52 x 4.31)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, side aspect sliding patio door to garden, two roof lanterns, seating area with tv point, kitchen area with centre island with base storage and base units to shaker style with wooden worktop, inset porcelain sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven and hob.

## Bedroom One

15'1" x 9'4" (4.61 x 2.85)



Having wood effect laminate flooring and neutral decor with front aspect leaded and decorative glazed timber framed window with secondary glazing. A dressing area with fitted wardrobes leads into: -

## En Suite



An en suite wet room with plumbed shower, toilet, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome mixer tap having shower attachment, inset lights to ceiling, wall light, heated towel rail, rear aspect obscure wooden framed double glazed window.

## Bedroom Two

12'11" x 6'6" (3.94 x 2)

Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window.

## Snug

8'5" x 7'4" (2.58 x 2.25)



Having wood effect laminate flooring and neutral decor with front aspect leaded and decorative glazed timber framed window with secondary glazing, electric fire with fire surround, tv point.

## Utility

Having wood effect laminate flooring and neutral decor with base unit and ceramic sink with drainer, vegetable preparation and chrome mixer tap, space and plumbing for appliances, leading to: -

## Guest Cloakroom

With rear aspect obscure composite double glazed window, toilet and IDEAL boiler (with 3 year warranty from date of installation).

## Outside



To the side of the property there is parking for two cars and further space which could be used to erect a garage, shed or car port. At the rear you will find a private, well planted garden.

## Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

## Air Quality

Get air quality data for this address here:  
<https://addresspollution.org/>

## Will a lender provide a mortgage on a timber-frame

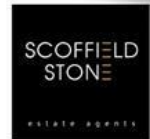
The simple answer is yes - you can find lenders who will provide mortgages on timber-framed houses. However, when compared with getting a mortgage on more traditional forms of housing, there are far more variables that could come into play, often making it more of a challenge. These variables include: the type and age of the property, the other materials used during construction, your own credit history, the size of your deposit and if you can provide additional security against your loan, and the specific lender in question.

So, if you are considering purchasing, it is vital that you undertake a some amount of research prior to making any commitments. It makes complete sense to look at a number of different potential lenders' policies before paying for that all-important valuation, while the use of an independent mortgage broker may be invaluable in helping you find the best lender willing to take on your chosen timber-framed property.

# 1a Eastwood Drive



Not to Scale. Produced by The Plan Portal 2021  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Mickleover Office**  
11 The Square,  
Mickleover,  
Derby DE3 0DD

**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Mickleover Office 01332 511000  
**t:** Hilton Office 01283 777100  
**e:** info@scofieldstone.co.uk  
**w:** www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980