



Full of period charm is this immaculate detached residence set on a specular plot of 0.37 acre, ideally for keen gardeners and offering plenty of potential to extend if desired.

NO UPWARD CHAIN

Guide Price £350,000



John German



Located within easy reach of the wide range of shops and amenities on offer in Littleover plus Osmaston, Derby City Centre, Royal Derby Hospital and Rolls Royce are also close by. There are excellent links to major road networks including the A38, A50 and M1 motorway. Local leisure facilities include Sinfen Golf Course, Moorways Leisure Village and Normanton Park.

Entrance to the property is via a charming entrance hall with a stunning Minton tile floor, a dog leg staircase to the first floor, a double glazed window to the front, radiator and original stripped pine doors lead off to the ground floor rooms.

The main living areas are open plan with a front facing dining area having a coved ceiling, radiator and beautiful real wood flooring that runs through an archway to the lounge area. The room features an elegant feature fireplace, radiator, coved ceiling and French doors opening onto the rear patio.

The kitchen is fitted with a range of pine base and eye level units with quartz worktops, inset sink unit, tiled splashbacks, built-in double oven, four ring gas hob with extractor hood over and space for appliances. There is tiled flooring, a double glazed window overlooks the rear garden and a double glazed entrance door opens to the side.

On the first floor to the front of the property is a double bedroom with a double glazed square bay window, an original fireplace (boarded up and for display purposes only), coved ceiling and a radiator.

The master bedroom has uPVC double glazed sash windows overlooking the rear garden with two fitted double wardrobes, laminate flooring, a radiator and an original fireplace (boarded up and for display purposes only).

Bedroom three also has a uPVC double glazed sash window overlooking the rear garden and a built-in airing cupboard.

The bathroom is fitted with a two piece suite comprising pedestal hand wash basin and panelled bath with shower over, tiled splashbacks and a double glazed window to the side. A separate WC has a window to the front.

Outside, the front of the property is block paved with a brick boundary wall and driveway leading to a brick built tandem double garage with courtesy door opening into the rear garden.

To the rear a large paved patio leads onto formal lawned gardens with established ornamental borders and opening out eventually onto a further grassed area with mature hedging plot, totalling 0.37 of an acre in all.

**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.

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

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

**Our Ref:** JGA/27052022

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



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Approximate total area<sup>(1)</sup>  
1179.59 ft<sup>2</sup>  
109.59 m<sup>2</sup>

Reduced headroom  
8.41 ft<sup>2</sup>  
0.78 m<sup>2</sup>



(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		59   D
39-54	E		
21-38	F		
1-20	G		

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

#### Agents' Notes

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