

# Hill Rise Close

Littleover, Derby, DE23 1TL



This detached four-bedroom family home boasts many features including two open plan reception rooms and a superb kitchen with a breakfast bar and a separate utility room. There is ample off-road parking, garage and a delightful rear garden.

£330,000

John German 

A double glazed entrance door with matchingside panel opens into the hallway with laminate flooring, stairs rising to first floor with understairs storage cupboard and doors leading off to the main reception areas and WC.

The ground floor WC is fitted with a two piece white suite comprising; low flush WC and a wash hand basin with tiled splashback, window to the front and further laminate flooring.

Moving on through the property, the lounge overlooks the front garden via a lovely picture window whilst the focal point of the room is an elegant polished marble fire surround with a living flame gas fire,.

An archway gives access to the dining room, there are sliding patio doors opening onto the rear garden, laminate flooring and a door through to the kitchen.

The breakfast kitchen is fitted with a comprehensive range of base and eye level units with under unit lighting roll edge worksurfaces extending to form a breakfast bar, inset sink unit with mixer tap and tiled splashbacks. Appliances include a built-in oven, gas hob with pull out extractor fan over and a dishwasher. There is tiled flooring, window to rear and side entrance door to the garden.

The utility room is located directly off the kitchen and is a really useful size with plumbing for a washing machine, space for fridge and freezer, wall mounted boiler, window to the rear and tiled flooring.

On the first floor, there is a built-in airing cupboard, access to the insulated loft space and doors leading off to the four bedrooms and family bathroom.

The master bedroom overlooks the rear garden and benefits from fitted wardrobes and an en-suite shower room which is fully tiled and fitted with a suite comprising pedestal wash hand basin and shower enclosure.

Bedroom two is a large double with windows to the front and rear elevations.

Bedroom three is also a double with a window to the front, fitted double wardrobe and a dressing table with drawers.

Bedroom four also overlooks the front again with fitted wardrobe, fitted desk with drawers, built-in over stairs storage cupboard and a built-in cabin bed with storage beneath.

Completing the accommodation is the fully tiled family bathroom with three-piece suite comprising; low flush WC, panelled bath and pedestal wash hand basin.

Outside, the property sits back from the road behind a lawned front garden with ornamental borders. The newly tarmaced driveway provides off road parking as well as access to the integral single garage with up and over vehicular door, plus and power and lighting connected. Gated access to the side leads to a fully enclosed rear garden which as well as being a lovely size has been thoughtfully landscaped with a shaped lawn and well stocked mature borders, a large paved patio area adjacent to the rear of the property together with a second circular paved patio placed at the top of the garden.

About the area Littleover is a vibrant suburb of Derby, popular with families boasting a great range of local amenities including local shops, and takeaways as well as a wide range of small local business offering a variety of services. There are several schools in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover. The area is well placed for major transport links, just a short drive off the ring road with the city centre and Derby hospital all within easy reach.

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

**Our Ref:** JGA/240622

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



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Approximate total area<sup>(1)</sup>

1059.21 ft<sup>2</sup>  
 98.40 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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