

Woodcote Way

Heatherton Village, Littleover, Derby, DE23 3WR

John German





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£650,000

Spectacular detached home arguably one of the best house designs on the development, beautifully presented with loads of wow factor. Built upon very generous lines ideal for a large family, located on the highly regarded Heatherton Village development within Littleover School catchment and walking distance of Derby High School, Derby Grammar School and several well regarded primary schools.



The area is extremely popular with families boasting a great range local amenities lying within easy reach of the Derby Royal Hospital and great commuter routes.

Access to the property is via a storm porch with a composite entrance door with matching side panel providing access into an impressive entrance hall with a central staircase leading to a split galleried landing, understairs storage plus two additional built-in storage cupboards, Amtico flooring, coved ceiling and central heating radiator. Doors lead off to the main ground floor living areas including two sets of glazed French doors, one to the lounge and one to the dining room.

Off the entrance hall is a two piece guest's cloakroom with a central heating radiator and uPVC double glazed window to the front.

The sitting room overlooks the front elevation with two uPVC double glazed windows, central heating radiator, coved ceiling and Amtico flooring.

The lounge is accessed via glazed internal French doors leading off the entrance hall with uPVC double glazed French doors with full height side panels providing a great view over the rear garden and a uPVC double glazed window to the side that provides natural light to the rear of the room. An Adam style fire place with living flame gas fire forms the focal point of the room, neutral fitted carpet, central heating radiators and coved ceiling.

The dining room also enjoys a double aspect with views over the garden with a uPVC double glazed window and uPVC double glazed French doors, central heating radiator, coved ceiling, glazed internal French doors into the kitchen and a second set into the hallway.

The stunning breakfast kitchen is refitted with a comprehensive range of modern handle-less base and units brushed aluminium highlights, quartz worksurfaces with matching upstands, inset sink unit with mixer tap, island unit with quartz worktop extending to form a breakfast bar with storage units beneath, integrated appliances include fridge and freezer, dishwasher, eye level oven with combi oven and microwave plus a five ring gas hob with extractor hood over. The kitchen has great space for casual seating with two uPVC double glazed windows and matching French doors opening out onto the rear garden.

The utility room is well fitted with a comprehensive range of storage units with worktop space over and inset stainless steel sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer, concealed central heating boiler, central heating radiator, double glazed entrance door to the side and a courtesy door to the garage.

On the first floor the stairs lead up to a split galleried landing with fitted carpet, doors lead off to the bedrooms and bathroom and glazed internal French doors open to the study.

The study features a feature arched window overlooking the front elevation, fitted carpet and central heating radiator.

The master bedroom has triple uPVC double glazed windows overlooking the front elevation, a range of fitted wardrobes, fitted carpet central heating radiator and every girls dream - a walk in wardrobe with plenty of storage and hanging space as well as a dressing table.

The master en suite is fitted with a three piece suite comprising low flush WC, pedestal wash basin and shower enclosure, extensive tiling to half wall height (full height to shower area), tiled floor, uPVC double glazed window to the side and central heating radiator.

The guest bedroom overlooks the rear elevation with a uPVC double glazed window and has a range of fitted wardrobes, fitted carpet and central heating radiator. The guest en-suite is fitted with a three piece suite comprising low flush WC, pedestal wash basin and shower enclosure, extensive tiling to half wall height (full height to shower area), tiled floor, uPVC double glazed window to the rear and central heating radiator.

There are three further spacious double bedrooms all with fitted carpets, fitted storage, uPVC double glazed windows and central heating radiators. Completing the accommodation is a family bathroom this time fitted with a full four piece suite comprising panelled bath, low flush WC, pedestal wash basin and shower enclosure, extensive tiling to half wall height (full height to shower area), tiled floor, uPVC double glazed window to the side and central heating radiator.

Outside the property is built on a corner plot in a slightly elevated position with lawned gardens to the front and side of the property with herbaceous shrubs and ornamental trees providing year round interest and colour. The fully enclosed rear garden is sheltered and very secure with a level manicured lawn extensive paved seating areas, ornamental flower beds and borders and a very stylish covered gazebo with a decked seating area beneath with power and lighting laid on. The property also has the benefit of an EV charging point.







Ground Floor

Approximate total area⁽¹⁾

2332.30 ft²

216.68 m²



Floor 1

(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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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

Our Ref: JG A/19072023

Local Authority/Tax Band: Derby City Council / Tax Band F

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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



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