



Lovely semi detached family home located just up the road from Wren Park Primary School, within Littleover School catchment area and a short walk to Derby Royal Hospital. Extended accommodation includes 3 reception rooms, modern kitchen, refitted shower room, 3 double bedrooms, private enclosed rear garden.

Offers in region of £290,000

Entrance to the property is via a hardwood entrance door which opens into an entrance hall with stairs leading up to the first floor and doors off to the main ground floor living spaces.

The lounge is a lovely light room courtesy of its dual aspect having a uPVC double glazed bay window to the front and a uPVC double glazed window to the side. An elegant fireplace forms the focal point of the room with a polished marble surround with matching back and hearth housing a living flame gas fire.

The kitchen is fitted with a matching range of base and eye level units with roll edge work surfaces and matching upstands, inset stainless steel sink unit with mixer tap, wine rack, built-in electric oven, five ring gas hob with extractor hood over and a built-in under stairs pantry cupboard. A uPVC double glazed window overlooks the garden and a door opens to the side elevation.

On the opposite side of the hall is an extending living room with space for casual seating having a uPVC double glazed window to the front, an inset living flame gas fire and at the opposite end of the room the dining space has patio doors onto the rear decking. A glazed internal door leads into the study which has a uPVC double glazed window to the rear.

On the first floor the spacious landing has a uPVC double glazed window to the front and doors leading off to the bedrooms, shower room and a separate WC fitted with a low flush WC, uPVC double glazed window to the rear and ceramic tiling to half wall height.

The modern shower room has been refitted comprising a shower enclosure with a low profile shower tray, wash basin set into a vanity unit with storage beneath, chrome heated towel rail, extensive tiling and an opaque double glazed window to the front.

There are three lovely double bedrooms, the master bedroom features a bay window.

Outside - The front of the property is fully block paved providing ample off road parking. Gated access leads to the fully enclosed lawned rear garden which enjoys a good degree of privacy and is lovely and secure perfect for small children. It has two decked seating areas and a large timber garden shed.

The property has planning permission granted for a downstairs WC and cloakroom, a set of drawings are available upon request.

**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/24072023

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



John German





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

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#### Agents' Notes

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