

Cotswold Close

Littleover, Derby, DE23 1FE

John German



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Offers in region of £250,000

Available with no upward chain is this detached bungalow with a double garage set in a lovely quiet cul-de-sac location, positioned close to local amenities and bus routes.

The front entrance door opens into a hallway which has a further door giving access to the rear garden, garage and rear utility/store room.

The kitchen is fitted with a comprehensive range of base and eye level units with glass fronted display cabinets, roll edge worktops, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level oven, four ring gas hob with pull out extractor fan, plumbing for washing machine, UPVC double glazed window to the front and a door through to the inner hallway.

The inner hallway provides access to the remaining living accommodation with doors leading off and a built-in airing cupboard housing a modern combination boiler.

The lounge has a UPVC double glazed window overlooking the front elevation and an inset living flame gas fire.

The master bedroom is fitted with a comprehensive range of fitted bedroom furniture and a uPVC double glazed window to the rear garden room.

Bedroom two also overlooks the rear garden with a UPVC double glazed window and fitted wardrobe.

The bathroom is fitted with a three piece suite comprising low flush WC, wash hand basin in vanity unit with storage beneath, bath and a UPVC double glazed window to the side.

Attached to the rear of the property is a conservatory style garden room with UPVC double glazed windows, French doors and a polycarbonate roof.

Outside the property is set back from the road behind a lawned front garden, there is a driveway providing off road parking which also gives access to a real highlight of this property, the double garage which has twin up and over doors. Gated side access leads to a fully enclosed and private rear garden comprising raised lawn with ornamental borders and a raised patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

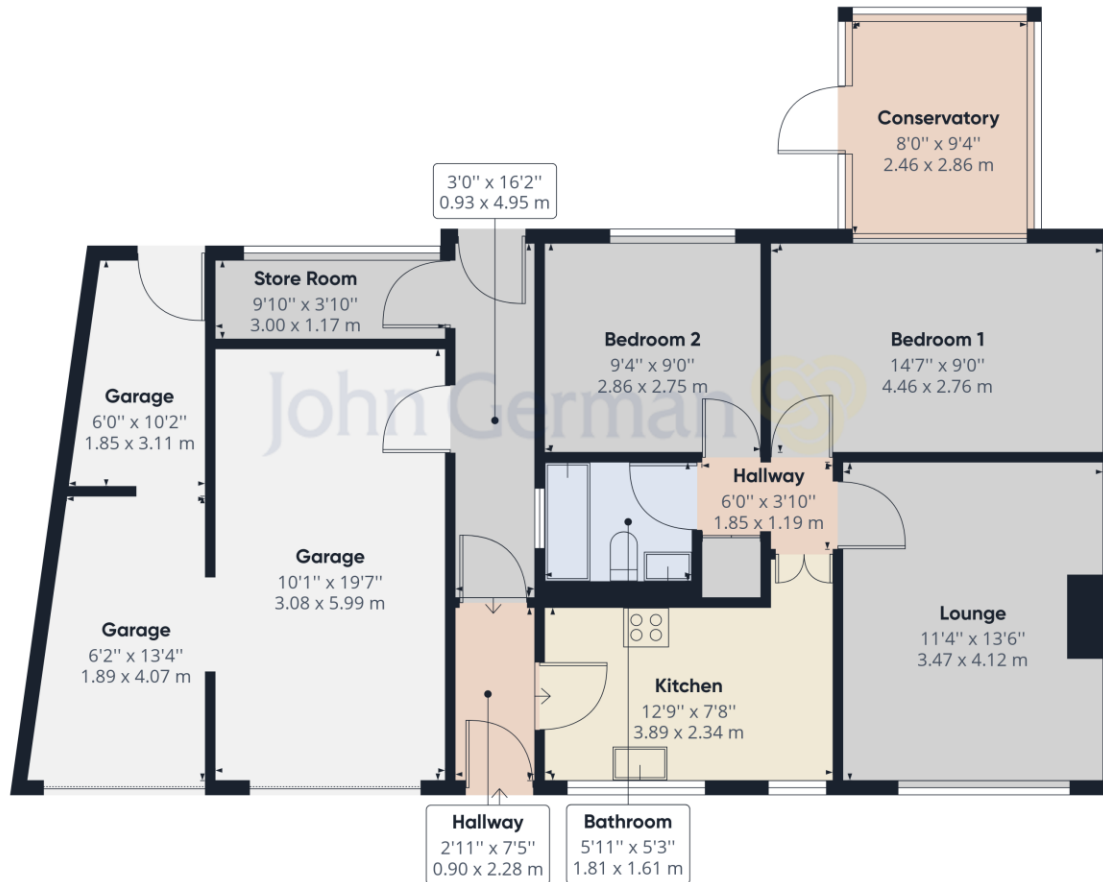
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/030823







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Approximate total area⁽¹⁾
1105.62 ft²
102.72 m²

(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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Agents' Notes

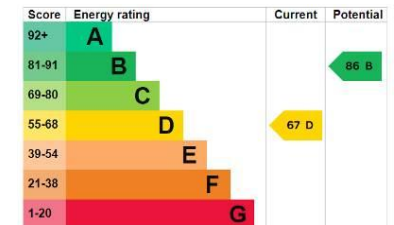
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

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