

Sedgemoor Way

Littleover, Derby, DE23 3YX

John 
German






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£450,000



Extended detached family home in sought after area of Heatherton Village within Griffie Field Primary School and Littleover Community School Catchment areas. Having been fully refurbished over recent years to include a sleek modern kitchen with separate utility room, elegant front lounge, dining room and large rear family room with bi-fold doors opening onto a private rear garden. The bedrooms are all good sizes with built in wardrobes, refitted family bathroom and master ensuite.

Heatherton Village is a popular area of Littleover with easy access to a wide array of local amenities. The attraction to this area comes from the school catchments with Griffie Field Primary School, Derby Moor Academy and Littleover School catchment areas all falling within areas of Heatherton Village, Derby High School is also located just around the corner. There is a small park located at the end of Sedgemoor Way and a footpath leads to Heatherton Pond which has beautiful scenery. Also, within walking distance there is a local Co-op, the local doctors, a number of food takeaways and bus stops taking you into Derby Town Centre. For commuters it is less than a 5-minute drive to the A38, leading towards the A50, Royal Derby Hospital and the City Centre. Also within a 5 minute drive there is a larger Co-op supermarket, a local bakery, petrol station and other amenities in Littleover Village.

Entrance to the property is a spacious entrance hall with stairs rising to the first floor and doors leading off to the ground floor living accommodation. Off the entrance hall is located the ground floor cloaks/WC with low flush WC and hand wash basin. The lounge sits to the front of the property with a bay window overlooking the front elevation, a modern fireplace forms the focal point of the room having an inset living flame effect gas fire and glazed double doors open into the dining room. What was originally the dining room is now being used as a study area with a door leading through to the kitchen and an opening into the family room.

The family room is a very successful pitched roof extension, perfectly matched in the original property and providing fantastic additional living space perfect for growing families, used as both dining and living space with double windows overlooking the rear garden and bi-fold doors opening out onto the rear patio. The kitchen is fitted with a comprehensive range of sleek modern handleless base and eye level units with quartz worksurfaces extending to form a peninsular breakfast bar and a second matching breakfast bar is located along the wall, integrated dishwasher, built in oven and halogen hob with extractor hood over, space for an American style fridge freezer, window to the rear and internal door through to the utility room. The utility room is fitted with a range of matching base and eye level units with worktop space over, space for washing machine, wall mounted boiler, entrance door to the side and courtesy door to the garage.

On the first floor, stairs rise to a landing with doors leading off to the bedrooms and bathroom. The family bathroom is fitted with a full four piece suite comprising low flush WC, panelled bath, pedestal hand washbasin and separate shower enclosure with folding glass screen, extensive ceramic tiling to splashback areas, wall mounted medicine cabinet and mirror, extractor fan and window to the rear. The master bedroom has built-in wardrobes and overlooks the front elevation. The ensuite has been refitted with a low flush WC, wash basin in vanity unit with storage beneath and a double shower with folding glass screen, chrome heated towel rail, wall mounted mirrored medicine cabinet and window to the front. There are three further well proportioned bedrooms, all with built in wardrobes.

Outside the property sits back from the road behind a lawned front garden and a double width driveway providing off road parking and access to the integral garage. Gated access to the side of the property leads to a fully enclosed rear garden which enjoys a rare degree of privacy being mainly laid to lawn with paved pathways and two lovely paved patio areas.

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

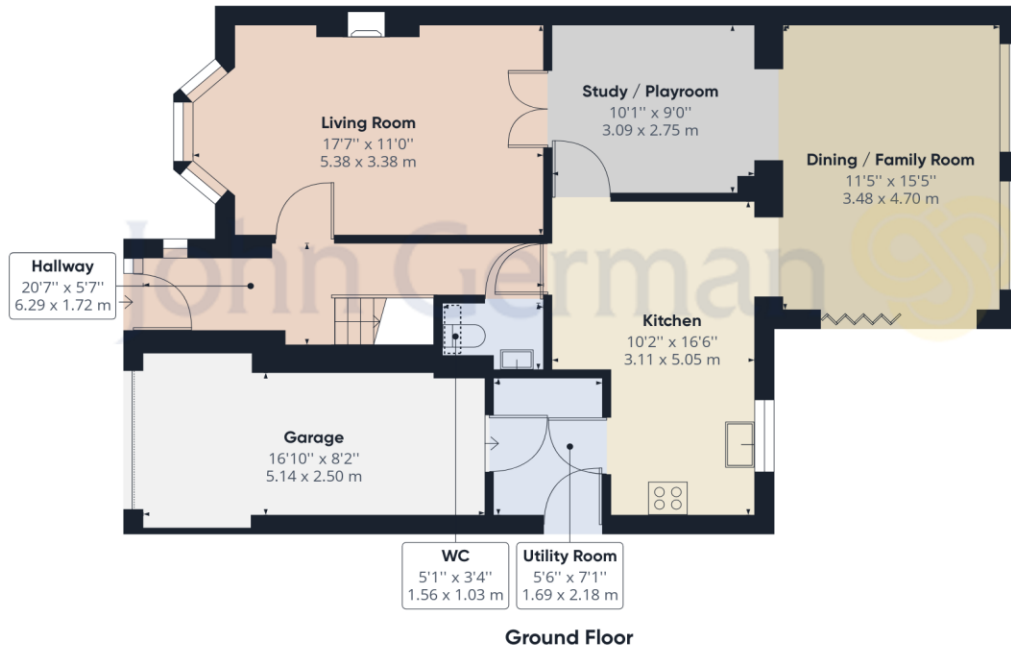
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/29082023 **Local Authority/Tax Band:** Derby City Council / Tax Band E







Approximate total area⁽¹⁾

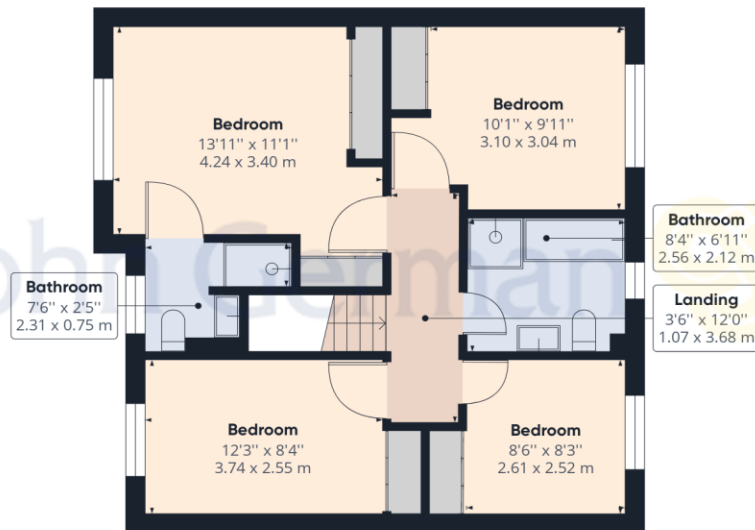
1540.76 ft²

143.14 m²

Reduced headroom

2.43 ft²

0.23 m²



(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



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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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