

Regency Close

Littleover, Derby, DE23 1TR

John 
German





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£450,000

Modern four-bedroom detached family home occupying a spacious plot in a quiet cul-de-sac location in Littleover.



Originally built by Redrow, this modern and well-proportioned four-bedroom detached family home occupies a spacious plot on a quite cul-de-sac location in Littleover. The property is sold with the benefit of gas fired central heating and double glazing. Internally briefly comprises entrance hallway, kitchen, utility room, dining room, study, guest cloakroom, sitting room and garden room. To the first floor is a master bedroom with ensuite, three further bedrooms and a family bathroom. Outside to the front is a spacious detached double garage with large driveway. To the rear of the property is a patio seating area with laid lawn and mature trees.

A composite door provides access to the spacious entrance hallway with staircase to first floor and doors off providing access to kitchen, dining room, study, guest cloakroom and sitting-room with radiator and useful storage cupboard. The guest cloakroom has a low-level WC with wall mounted wash hand basin with chrome mixer tap over with tiled splash back, radiator and window to side. In the study is a radiator and windows to front. Moving into the kitchen, there are wall and base mounted units with rolled edge work surfaces, inset one and a half stainless steel sink with drainer and chrome mixer tap over, tiled splash back, integrated Zanussi electric fan assisted oven and grill, four ring electric hob with extractor fan canopy over, space and plumbing for dishwasher with further freestanding space for fridge freezer. There are windows to both rear and side with opening leading to the utility. The utility is fitted with wall and base units with rolled edge work surfaces, inset stainless-steel sink with drainer and chrome mixer tap over, tiled splash back, space and plumbing for washing machine and tumble dryer, wall mounted Worcester boiler and composite door providing access to the side. The dining room has a radiator and windows to rear. Moving into the sitting room, there is a feature brick fireplace with coal effect gas fire with recessed windows, square bay window with windows to front, radiators and double glazed aluminium sliding doors opening to the garden room. The garden room has a tiled floor with electric underfloor heating, double glazed windows to side with French doors opening to the rear garden.

On the first floor galleried landing there is loft hatch access and doors off to bedrooms, bathroom and a useful storage cupboard housing the hot water tank. Moving into the master bedroom, there are useful built-in wardrobes, radiator and windows in to side and front. It also has the benefit of its own ensuite, fitted with a white suite comprising wall hung wash hand basin with chrome mixer tap over, low-level WC, double shower cubicle with chrome main shower over, chrome ladder style heated towel rail electric extractor fan and window to front. The second bedroom has useful built-in wardrobes and cupboards with radiator and window to rear. Bedroom three also has useful built-in wardrobes and cupboards, a radiator window to front with useful storage cupboard with shelving. The fourth bedroom has a radiator and windows to rear. Moving into the family bathroom, it has a white suite comprising wash hand basin with chrome mixer tap over with vanity base cupboards beneath, low-level WC, bath with chrome mixer tap over and chrome mains shower over with glass shower screen, radiator with towel rail, electric extractor fan and window to rear.

Outside to the front of the property is a lawn and a spacious driveway providing ample off street parking for multiple vehicles, which leads a detached double garage with power and lighting and up and over door. Outside to the rear of the property is a spacious patio seating area with raised lawn with mature trees and timber fence surround.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view 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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08092023

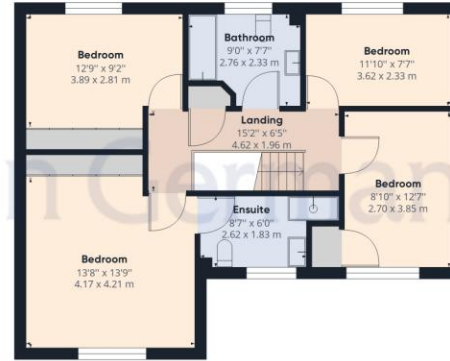
Local Authority/Tax Band: Derby City Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1948.28 ft²

181.00 m²

Reduced headroom

14.53 ft²

1.35 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.

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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.

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 | | 75 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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