

# Kings Drive

Littleover, Derby, DE23 6EW

John German





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£360,000

Superb bungalow in immaculate condition with an extremely high quality finish throughout. Spacious accommodation comprises three double bedrooms, lovely double aspect lounge, refitted kitchen and bathroom, utility room and cloaks/WC. Set on a corner plot with landscaped gardens, driveway and detached garage. Located close to shops and bus routes into the city centre.



Kings Drive is a great location tucked away off the main road but providing easy access to an impressive array of local amenities and superb transport links. The property is very close to the Royal Derby Hospital with regular buses from Burton Road into Derby and beyond. A full range of shops available further up the road in Littleover village, or in nearby Mickleover village. Mickleover Golf Club is just around the corner.

Entrance to the property is via a recently added entrance porch with a tiled floor and uPVC double glazed entrance door and matching windows. The traditional solid oak entrance door with its matching side panel leads into a spacious central entrance hall with an original oak parquet wood floor, solid oak doors lead off to the rest of the living accommodation. There is a built-in storage cupboard and a large loft hatch with original sturdy loft ladder leading to a loft room with Dormer window overlooking the rear garden and housing a Worcester Bosch combination boiler access to eaves. The lounge is located to the front of the property and features a box bay window overlooking the front elevation and fitted with slatted shutters, and a further window to the side elevation, also fitted with a matching shutter. An elegant fireplace forms the main focal point of the room with an inset living flame gas fire and arches on either side, coved ceiling and fitted carpet. The kitchen has been refitted with a comprehensive range of base and eye level units with Corian worksurfaces and matching upstands, integrated fridge and two Bosch full size eye level combination microwave ovens (please note the warming drawer beneath is not in working order and is used as additional storage), induction hob with extractor hood over, window to the side with fitted roller blind, tiled floor and part glazed door through to the utility room. The utility room is fitted with a base cupboard with a roll edge worksurface with matching upstands, an inset stainless steel sink unit with mixer tap, space beneath for dishwasher, tiled floor, part glazed rear entrance door, window to rear and door to the cloakroom. The cloakroom is fitted with a low flush WC, windows to rear and side elevations and tiled floor. There is also space for two additional appliances including plumbing for washing machine. Moving back through the property where there are three double bedrooms. The first of which has a double aspect with windows to front and side elevations and coved ceiling. The master bedroom has a window to the side, again with fitted slatted shutters and a comprehensive range of built-in bedroom furniture comprising wardrobes, storage cupboards, dressing table and drawers. The final bedroom is currently used as a second sitting room with a lovely window overlooking the rear garden and a matching side window, both with fitted slatted shutters and coved ceiling. The large luxury bathroom completes the ground floor accommodation fitted with a high quality three piece suite comprising wall mounted wash basin, panelled bath with shower over and glass screen and low flush WC. There is full height tiling and Amtico co-ordinating tiled floor, wall mounted dual function radiator and heated towel rail, and two opaque glazed windows to the rear.

Outside the property is set on a corner plot with a low maintenance gravelled front garden, set with herbaceous evergreen shrubs providing year round interest and colour. To the side of the property is a driveway and detached single garage with up and over door. The rear garden is also designed for low maintenance with a large paved terrace and four steps leading down to a gravelled garden with herbaceous borders, again with evergreen shrubs and a charming timber summerhouse. There is access and storage space along the side of the property and to the rear of the garage.

The property features gas fired central heating and uPVC double glazing throughout.

**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](http://www.gov.uk/government/organisations/environment-agency)

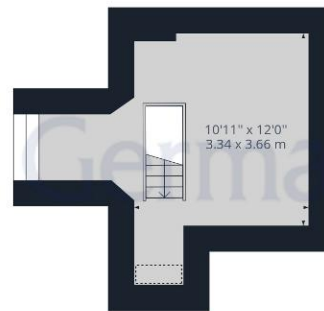
**Our Ref:** JGA/21092023 **Local Authority/Tax Band:** Derby City Council / Tax Band D







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1303.33 ft<sup>2</sup>

121.08 m<sup>2</sup>

**Reduced headroom**

3.98 ft<sup>2</sup>

0.37 m<sup>2</sup>

(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		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



