

Troutbeck Grove

Littleover, Derby, DE23 3XT

John German





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£500,000

Immaculate modern family home with spacious, well laid out accommodation located in a highly regarded location extremely popular with families and professionals. Within Littleover Community School catchment, and close to excellent local amenities and great transport links.

A useful enclosed porch sits to the front of the property and opens into a spacious central hallway with stairs rising to the first floor, guest WC and a built in understairs storage cupboard. The lounge features a lovely front facing bay window, coved ceiling, gas fire with marble back and hearth and carved wood surround. Glazed double doors open into the dining room which is a lovely spacious room with patio doors into the conservatory. The brick-built conservatory has uPVC double glazed windows and a polycarbonate roof, electric heating and laminate flooring. French doors open out to the garden.

To the rear sits a modern breakfast kitchen fitted with high gloss base and eye level units with granite effect worktops, inset stainless steel one and half bowl unit with mixer tap, tiled splashbacks, electric double oven with four ring gas hob and extractor hood over, integrated dishwasher, window overlooking the rear garden, ceiling spotlights, tiled floor, space for fridge freezer and plenty of space for a breakfast table and chairs.

The separate utility room is fitted with coordinating base and eye level units with granite effect work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, tiled floor, space for under counter appliances, window to the side, wall mounted boiler, courtesy door to garage, rear entrance door.

On the first floor, stairs lead to a galleried landing with a built-in storage cupboard. The master bedroom is a lovely sized room overlooking the front elevation with an ensuite shower room fitted with a three piece suite comprising low flush WC, pedestal wash basin and a double shower enclosure, chrome heated towel rail, full height ceramic tiling and a tiled floor, spotlighting and a window to the front. Bedroom two overlooks the rear garden and is another generous double with a lovely long run of fitted wardrobes, whilst bedrooms three and four are also double bedrooms, both with front facing windows. Bedroom five is a very nice sized single bedroom, currently used as a home office and overlooking the rear garden.

The family bathroom completes the internal accommodation and is fitted with a panelled bath with shower over and glass screen, low flush WC and pedestal wash basin, extensive tiling and a window to the rear.

Outside the property is set back from the road behind a lawned front garden with two lovely standard roses and herbaceous shrubs. A tarmaced double width driveway sits in front of the integral double garages with up and over vehicular doors. Gated access to the side leads to a surprisingly spacious, fully enclosed rear garden which has been landscaped to include an extensive paved patio adjacent to the rear of the property providing lots of outdoor entertainment space and stepping down to a well kept lawn with raised beds, planted with a carefully selected range of established plants shrubs and small ornamental trees. There is a charming second patio sat in the bottom corner to make the most of the sun as it moves around the garden. There are two sheds, both with power connected, one also has an electric heater and currently home to a family of guinea pigs with a covered pergola to the side, enclosed with wood walls and wire fencing to make an outdoor run (the shed part could easily be converted into a workshop or hobby space). There are also solar panels to the rear of the house, taking advantage of the southerly aspect.

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: Solar panels. 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/28092023 **Local Authority/Tax Band:** Derby City Council / Tax Band E







Ground Floor

Approximate total area⁽¹⁾

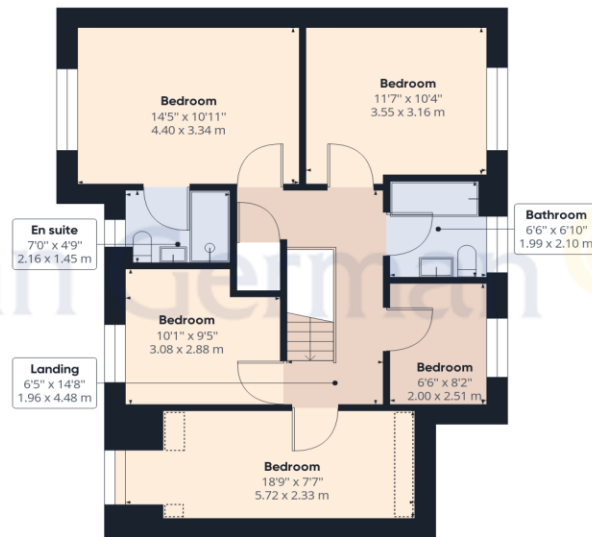
1740.45 ft²

161.69 m²

Reduced headroom

18.62 ft²

1.73 m²



Floor 1

(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		83 B
69-80	C	76 C	
55-68	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



