

Golf Close

Littleover, Derby, DE23 4TL

John 
German






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£550,000

A photograph of a well-maintained garden. In the foreground, there is a green lawn with a stone path leading to a paved patio area. A low stone wall separates the lawn from a raised garden bed filled with various plants and flowers. In the background, a brick house with a gabled roof is visible, surrounded by trees and a wooden fence. The sky is blue with scattered white clouds.

Beautiful executive detached home standing in a commanding elevated position on this select cul-de-sac development. Solar panels on both sides of the property ensure minimal utility bills as well as a significant yearly income, which is a great advantage as fuel costs continue to be high.

Entrance to the property is via the front entrance porch with a uPVC double glazed entrance door and matching windows. A further entrance door opens into the main hallway with doors leading off to the ground floor accommodation, stairs to the first floor landing with under stairs storage cupboard and a courtesy door opens into the double garage. Located off the hallway is the ground floor guest WC/cloakroom fitted with a low flush WC and wash basin with tiled splashback.

The lounge is a lovely double aspect room with a bay window overlooking the front garden and two windows on either side of the feature open fire with marble surround.

The large breakfast kitchen overlooks the rear garden fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap, tiled splashbacks, eye level double oven, gas hob with extractor hood over and an integrated dishwasher. The tiled floor runs through to the breakfast area with breakfast bar seating, matching overhead cupboards and a wine rack.

There is a good sized utility room located off the kitchen fitted with base and eye level units, roll edge worksurfaces, inset stainless steel sink unit, tiled splashbacks, plumbing for a washing machine and tumble dryer, tiled floor, plus a window and entrance door to the side.

The spacious dining room has sliding patio doors opening out onto the rear garden and a window to the side.

On the first floor landing doors lead off to the bedrooms and family bathroom. There is a built-in airing cupboard providing storage and housing a family sized hot water cylinder heated by both the solar panels and the central heating system.

The master bedroom is a lovely large bedroom with great views to the front and a full range of fitted bedroom furniture including over head storage cupboards wardrobes, drawers and bedside cabinets. The master en suite is fully tiled and fitted with a corner shower, low flush WC and a wall mounted wash basin, tiled floor and a window to the front.

There are three further double bedrooms all with fitted bedroom furniture served by a fully tiled family bathroom fitted with a full three piece suite comprising panelled bath with shower over, wash basin and low flush WC plus a window to the rear.

The property is set on a quarter acre plot with an extensive lawned front garden with an herbaceous border (the final triangle of the garden is owned by the original developer but has been maintained by our sellers with the developers consent). There is a spacious imprinted concrete driveway providing lots of off road parking as well as access to the double garage.

Gated access to the side of the property leads to a landscaped rear garden with a tree lined back drop. There is a spacious patio area adjacent to the rear of the property overlooking a raised lawn with well stocked rockery, large vegetable patch with fruit cage, greenhouse and timber garden shed.

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

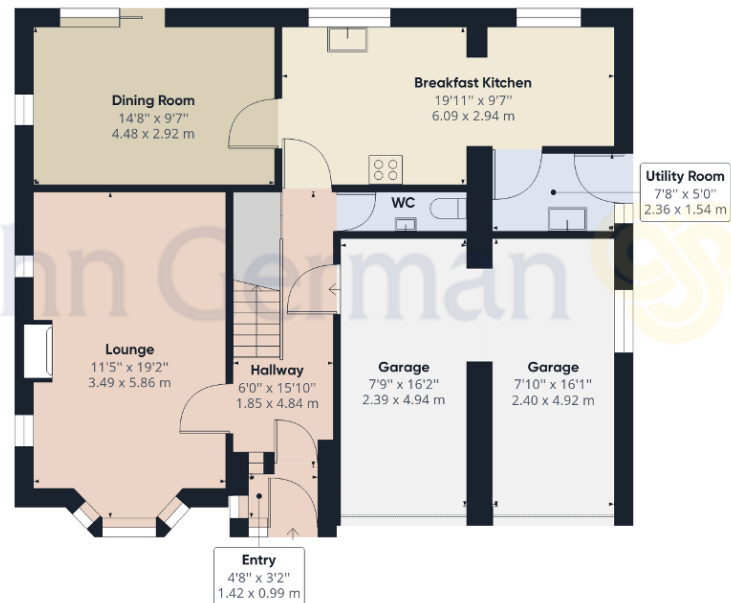
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/23102023





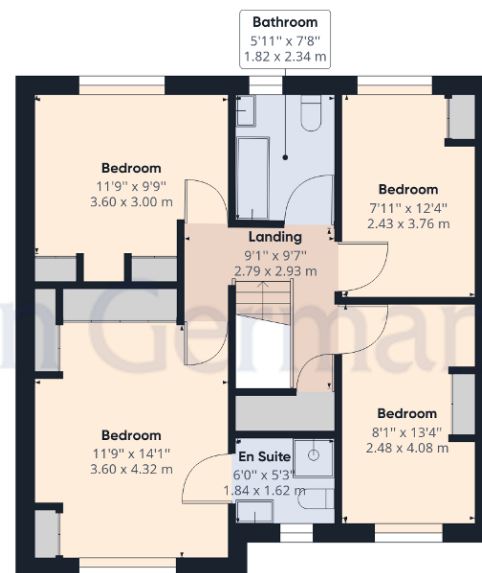


Ground Floor

Approximate total area⁽¹⁾

1654.53 ft²

153.71 m²



Floor 1

(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.

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 | 81 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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