

# Field Rise

Littleover, Derby, DE23 1DT

John German





SAMSUNG

Refrigerator with water dispenser and various magnets.

White upper kitchen cabinets.

Window with blinds and a sink with a chrome faucet.

Black range hood and white upper kitchen cabinets.

White upper kitchen cabinets.

Black gas stove and a black coffee machine.

White lower kitchen cabinets and a roll of paper towels.



## Field Rise

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Offers in Excess of £310,000

Fantastic bungalow having been extended twice over recent years to create spacious and flexible accommodation. Four potential bedrooms in addition to spacious living areas - perfect for a family or a great option to accommodate a dependant relative if needed.

Littleover is a popular location with a great mix of properties and ideal for all types of buyers. The area offers a superb range of local amenities including shops, schools, medical and leisure facilities as well as excellent transport links.

The current entrance to the property is via the study or potential fourth bedroom although the door could be easily repositioned back to its original location on the opposite side of the property off the hallway. Fitted with laminate flooring, radiator and a uPVC double glazed window to the front.

The study/bedroom four opens into a hallway which leads to the rest of the accommodation having laminate flooring, a built-in storage cupboard, utility area and a uPVC double glazed window to the side (formally the main entrance).

Bedroom three has laminate flooring, radiator and French doors open out onto the rear patio.

The master bedroom has a uPVC double glazed bow window to front, fitted wardrobes and radiator.

Bedroom two also has a uPVC double glazed bow window to the front, double wardrobe, radiator and laminate flooring.

The bathroom is fitted with a full three piece suite comprising low flush WC, pedestal wash basin and bath, modern tiling and a uPVC double glazed window to the side.

There is also a separate modern wet room having a walk-in shower area with glass screen, wash hand basin set into a vanity unit with cupboards below and concealed flush WC, heated towel rail, tiled floor and a uPVC double glazed window to the side.

A cosy lounge has a feature fireplace housing an electric fire, coving to the ceiling, radiator and patio doors opening through to the uPVC double glazed brick built conservatory having an entrance door to the side.

The extended dining kitchen has a double aspect and a vaulted ceiling over the kitchen area with skylights. It is fitted with a range of sleek high gloss base and eye level units, roll edge worksurfaces and inset stainless steel sink unit with mixer tap. Spaces have been left for a full range of appliances including dishwasher, washing machine, range cooker and fridge freezer. A uPVC double glazed window overlooks the rear and the spacious dining area has a uPVC window and door to side plus a radiator.

To the front of the property is a spacious block paved driveway providing off road parking for more than two vehicles. Side access leads to the rear enclosed garden incorporating a paved patio area, lawn and 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

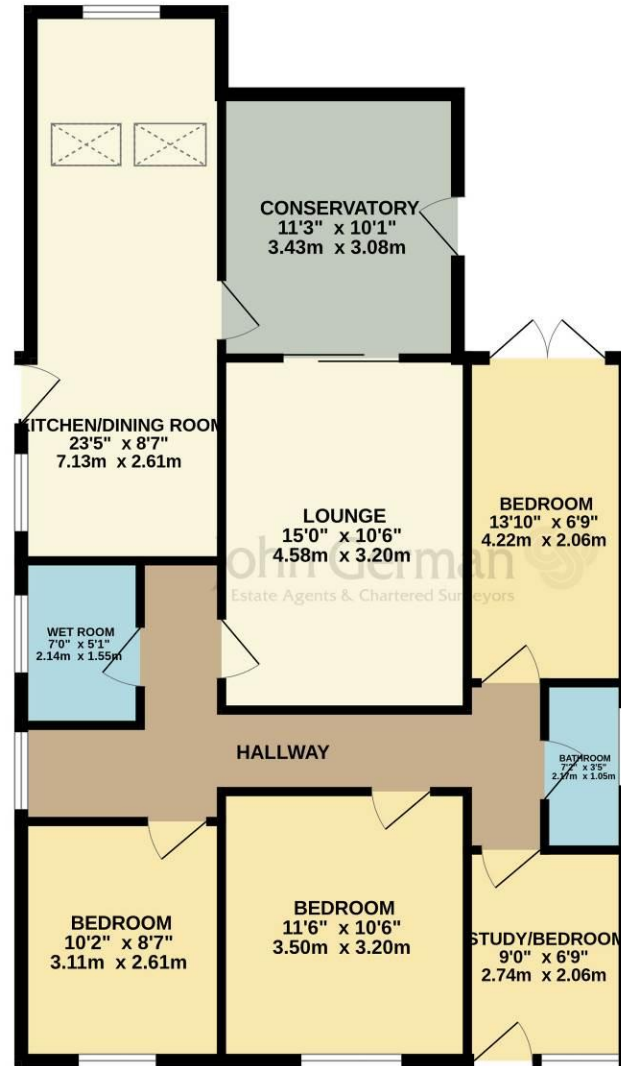
**Our Ref:** JGA/31102023

**Local Authority/Tax Band:** Derby City Council / Tax Band C





GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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