

Appledown Way

Littleover, Derby, DE23 3YU

John German





Appledown Way

Littleover, Derby, DE23 3YU

Offers In Excess Of £600,000



Palatial home built upon very generous lines ideal for a large family. One of the last homes to be built on the highly regarded Heatherton Village development, within Littleover School catchment and walking distance of Derby High School, Derby Grammar School and several well-regarded primary schools.

The property is in beautiful "as new" condition and of a design with plenty of wow factor starting with one of the most impressive entrances you will find on the development with acres of reception space and a feature staircase with galleried landing above.

Two sets of double doors lead off the entrance hall one of which opens into the large dining room which overlooks the rear garden, and the second to a lovely front to back living room with French doors opening out onto the rear patio and a bay window overlooking the front elevation. A feature fireplace forms the focal point of the room with an elegant modern surround and a living flame gas fire, both of the main reception rooms feature built-in speakers.

Located off the entrance hall is the guest cloaks/WC fitted with a low flush WC and wash basin.

The high quality kitchen is fitted with a comprehensive range of base and eye level units with under unit lighting, roll edge worksurfaces including a central island with breakfast bar and storage under. The kitchen boasts a full range of integrated Neff appliances including an under counter double oven, gas hob and extractor hood over, built-in eye level microwave, dishwasher and integrated fridge and freezer, built-in speakers. The distinctive light and bright breakfast nook located at the back of the room is slightly raised and overlooks the rear garden and there is a built in pantry cupboard.

Off the kitchen is a generous utility room with matching units roll edge worksurface, inset sink unit, space for appliances, hanging space for coats, courtesy door into the garage and a side entrance door to the outside.

The study completes the ground floor accommodation and overlooks the driveway.

On the first floor stairs lead to a wraparound galleried landing with built-in speakers, doors lead off to the five generous double bedrooms including a luxurious double aspect master bedroom, again with built-in speakers, built-in wardrobes and a large en-suite shower room fitted with a double shower, low flush WC and pedestal wash basin. (The longest bedroom measurement extends to approximately 23").

Bedrooms two and three share a Jack and Jill ensuite fitted with a low flush WC, pedestal wash basin and shower enclosure. Both bedrooms also benefit from a range of fitted wardrobes and overlook the rear garden.

There are two further double bedrooms, one of which has fitted wardrobes and they are served by a family bathroom comprising panelled bath, low flush WC and pedestal wash basin.

Outside, the property follows an "L" shaped design with a tarmaced driveway providing ample off road parking as well as access to the double garage with electric up and over door, power and lighting, windows to the side and a courtesy door connecting into the utility room.

Gated access leads along the side of the property to the fully enclosed rear garden. The garden is mainly laid to lawn with a wraparound patio, herbaceous borders and a manicured conifer hedge to the rear provides shelter and privacy. Outside tap and power.

Agents note: Planning permission for a rear extension and dormer windows granted to the property directly behind - work underway.

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

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/01022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

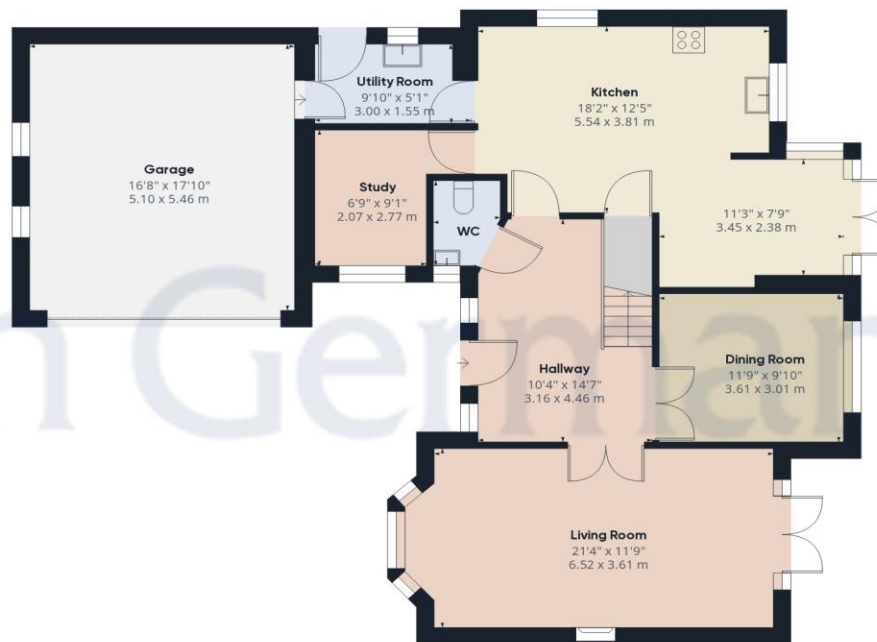












Ground Floor



Floor 1

Approximate total area⁽¹⁾

2358.16 ft²

219.08 m²

Reduced headroom

22.1 ft²

2.05 m²

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.

GIRAFFE360



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.

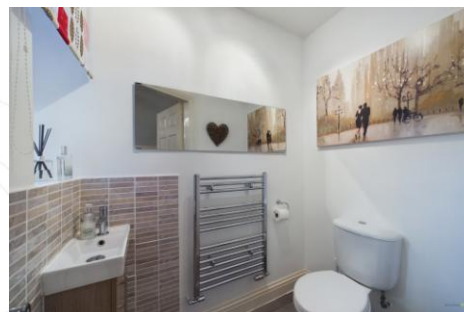
Referral Fees

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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



rightmove

OnTheMarket

