

Whittlebury Drive

Littleover, Derby, DE23 3BF

John German





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£500,000

Lovely well kept family home in the heart of Heatherton village with flexible family friendly living space particularly suited to anyone with a large family or who regularly hosts family gatherings. Keen cooks will appreciate the stunning kitchen fully refitted with a breakfast bar with the addition of a second prep kitchen.



About the area: Heatherton Village is a highly sought after development on the edge of Littleover which is a suburb of Derby particularly popular with families offering a full range of good schooling options great local shops and leisure facilities. The area also benefits from excellent road links with the A38 and A50 road networks leading to the M1 motorway and East Midlands Airport. Rolls-Royce and the Royal Derby Hospital are also within easy reach.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor landing, tiled flooring, radiator, doors leading off to the ground floor living areas and to the ground floor cloaks/WC fitted with a two piece suite in white comprising low flush WC and pedestal hand wash basin, tiled floor and chrome heated towel rail.

The main living room is open plan and runs from the front of the property all the way to the rear with two radiators, a coved ceiling, bay window overlooking the front garden and French doors to the rear opening into the conservatory. The spaces are clearly defined by way of split flooring with carpeting to the living area and tiling to what would be the dining area. The living area also has wall lights and an elegant feature fireplace with a polished composite marble surround and a living flame gas fire.

The brick built conservatory is a lovely size with French doors opening out onto the rear patio, a tiled floor, uPVC double glazed windows and a glass roof.

The stunning kitchen has been refitted with a comprehensive range of cream gloss base and eye level units including glazed display cabinets and a full height larder unit, melamine finished worktops extending to form a breakfast bar, tiled splashbacks, inset ceramic one and a half bowl sink unit with mixer tap, tiled floor, ceiling spotlights, uPVC double glazed window overlooking the rear garden doors through to the dining area and into the attached prep kitchen/utility room.

The prep kitchen is fitted with a matching range of cream gloss base and eye level units, melamine finished worksurfaces again extending to form a small breakfast bar, stainless steel sink unit, tiled splashbacks, wall mounted central heating boiler, space for an American style fridge freezer, plumbing for a washing machine and a built-in oven with gas hob and extractor hood over. The floor is tiled and there is an entrance door to the side of the property, uPVC double glazed window to the rear and a courtesy door into the garage.

On the first floor stairs rise to a central landing with a built-in airing cupboard and an over the stairs storage cupboard.

The master bedroom has a range of fitted wardrobes, fitted carpet, radiator and a uPVC double glazed window overlooking the front elevation. The ensuite bathroom is fully tiled and fitted with a shower enclosure, low flush WC and a wash basin set in a vanity unit with storage beneath. Opaque uPVC double glazed window to the front and a chrome heated towel rail.

There are three further double bedrooms with fitted carpets, radiators and uPVC double glazed windows. The main family bathroom is fully tiled and has been fitted with a spa bath with water jets and hair shower attachment, low flush WC and wash basin with storage beneath. Opaque uPVC double glazed window to the rear and a chrome heated towel rail.

Outside, the property sits on a corner plot with a lawned front garden set with a lovely mature pine tree. There is a double width tarmaced driveway providing off road parking as well access to the double garage. The garage has been carpeted and partially fitted out as a very useful entertaining space but could be very easily returned to its original use.

Gated access along the side of the property leads to a fully enclosed rear garden offering good degree of privacy with part brick and part panel fenced boundaries, an extensive paved patio, timber decked seating area and a well kept lawn. Garden storage is provided by way of a large timber shed.

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

(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/>

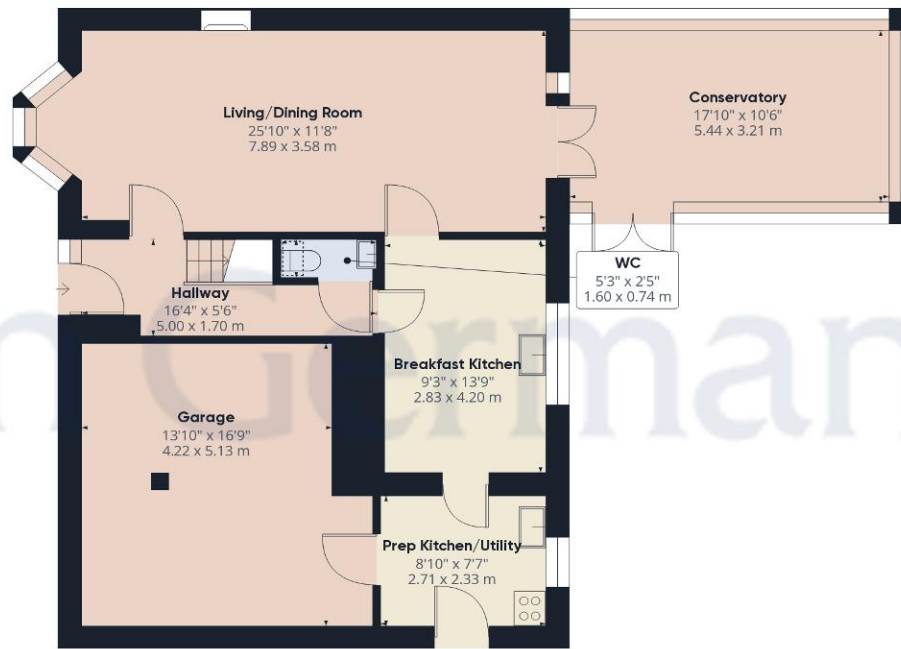
Local Authority/Tax Band: Derby City Council / Tax Band E

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

Our Ref: JGA/11032024

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Ground Floor

Approximate total area⁽¹⁾

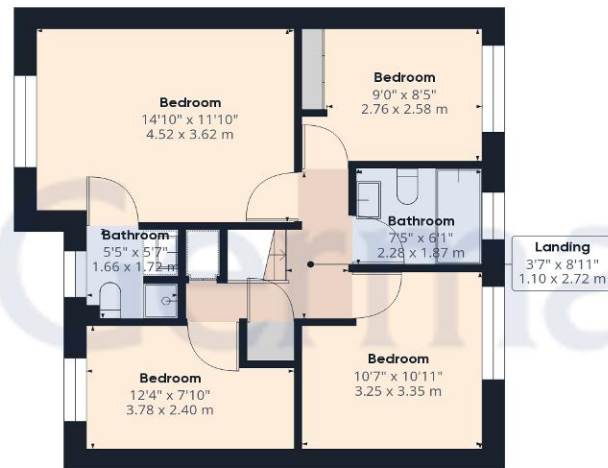
1670.38 ft²

155.18 m²

Reduced headroom

2.88 ft²

0.27 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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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