

Goodsmoor Road

Littleover, Derby, DE23 1NH



Move straight into “turn key” property. Set in a great location, perfect for first time buyers and young families with shops and schools within walking distance, regular local bus service and easy access to major commuter routes.

£230,000

John German 

Centrally heated with uPVC double glazing accommodation comprising entrance porch, hallway, bay fronted lounge, large dining kitchen with modern fitted units, small rear conservatory, on the first floor is a master bedroom with bay window to the front, plus a second smaller double and a good sized single bedroom, refitted bathroom with period style high flush WC.

Entrance to the property is via a uPVC double glazed entrance porch with an original wooded entrance door leading into a central hallway with stairs rising to the first floor, double panel radiator, fitted carpet and doors leading off to the front living room and to the dining kitchen.

The front facing lounge has a lovely uPVC double glazed bay window overlooking the front garden and has an elegant polished marble effect fireplace with a living flame gas fire, central heating radiator and fitted carpet.

To the rear is a lovely living dining kitchen with cream shaker style base and eye level units, roll edge work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for a slimline dishwasher, plumbing for washing machine, space for tumble dryer and space for an American style fridge freezer, built-in eye level oven and built-in five ring gas hob with extractor over. There is an under stairs storage cupboard, tiled floor, radiator, uPVC double glazed windows to the side and rear, and rear entrance door to the conservatory.

The conservatory/rear porch is a really useful space offering great storage and room for a couple of chairs from which you can enjoy views down the garden with uPVC double glazed windows, polycarbonate roof and French doors leading out onto the garden.

On the first floor, stairs lead to the first floor landing with laminate flooring and doors leading off to the bedrooms and bathroom. The front facing master bedroom with a uPVC double glazed window overlooking the front garden, laminate flooring and central heating radiator.

There are two further bedrooms with uPVC double glazed windows overlooking the rear garden, the larger one has laminate flooring and the other carpeting, both with central heating radiators.

The bathroom has been fully refitted with a vanity wash basin with granite top and storage beneath, tall matching storage cabinet, panelled bath with shower over and glass screen, high flush period style WC, period style radiator/towel rail, monochrome subway tiling, patterned flooring and opaque uPVC double glazed window to the side.

Outside, the property is set well back from the road behind a high privet hedge with double wrought iron gates that give access to a spacious driveway providing extensive off road parking and further access to the garage. The front garden is mainly laid to lawn with ornamental borders. The rear garden is also mainly laid to lawn with ornamental borders, hardstanding for a brick built barbeque and space for a garden table and chairs.

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

Property construction: Brick. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

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

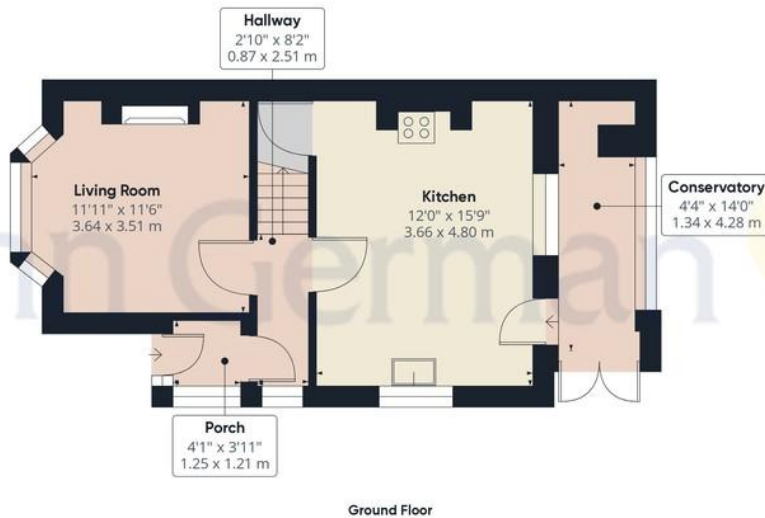
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/19032024

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Approximate total area^m
786.57 ft²
73.07 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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