

Ambervale Close

Littleover, Derby, DE23 3YB



Family home located in Griffie Field Primary and Littleover Community School catchments and with planning permission granted for a two storey rear extension making this the perfect family home with plenty of potential for the future.

Offers in excess of £425,000

John German

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 an extended entrance hall with stairs rising to the first floor, central heating radiator, tiled floor and doors leading off to the ground floor living accommodation as well as the guest cloaks/WC fitted with a central heating radiator, extractor fan, tiled floor, low flush WC and vanity wash basin with storage beneath and tiled splashback.

The lounge overlooks the front elevation with a uPVC double glazed bay window, an elegant fireplace forms the focal point of the room fitted with a living flame gas fire, glazed double doors open into the dining room, laminate flooring, central heating radiator, coved ceiling.

The dining room also has laminate flooring, central heating radiator, coved ceiling and uPVC double glazed French doors that open into the conservatory as well as a door leading through to the kitchen.

The brick built conservatory has uPVC double glazed windows with fitted blinds, matching French doors opening out into the garden, a tiled floor and polycarbonate roof.

The breakfast kitchen is fitted with a range of base and eye level units with worktop space and matching splashbacks, inset one and a half bowl sink unit with mixer tap, built in oven and four ring gas hob with extractor hood over. There is plenty of dining space with uPVC double glazed French doors and room for a large fridge freezer, tiled floor, central heating radiator and a uPVC double glazed window to the rear. There are doors leading off the kitchen to the entrance hall and into the utility room.

The utility is fitted with a range of base and eye level units with worktop space an inset sink unit and tiled splashbacks, plumbing for washing machine, tiled floor, central heating radiator, entrance door to the side, wall mounted boiler which was installed in 2021.

Completing the ground floor accommodation is the fifth bedroom which has a uPVC double glazed window to the front, fitted wardrobes, radiator and laminate flooring.

On the first floor stairs lead to a central landing with a neutral fitted carpet, built-in airing cupboard and doors leading off to the bedrooms and bathroom. The bathroom is fitted with a full three piece suite comprising low flush WC, pedestal wash basin and panelled bath with electric shower over, full height tiling on two walls, uPVC double glazed window to the side and a central heating radiator.

The master bedroom has a uPVC double glazed window overlooking the front elevation, a range of fitted wardrobes, laminate floor and a central heating radiator. The en suite shower room is fitted with a low flush WC, pedestal wash basin with tiled splashbacks and a fully tiled shower enclosure, tiled floor, radiator, extractor fan and a uPVC double glazed window.

There are three further well proportioned double bedrooms all with fitted wardrobes, uPVC double glazed windows and central heating, bedrooms two and three have laminate flooring whilst bedroom four has a neutral fitted carpet.

Outside the front of the property has been tarmaced to provide extensive side by side off road parking with gated access to the side of the property leading to a fully enclosed rear garden being mainly laid to lawn with a paved patio and space for a garden shed.

Planning permission: Ref no. 23/00659/FUL planning for rear extension

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

Property construction: Traditional

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 E

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

Our Ref: JGA/26042024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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

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 any 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.

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