

Elms Drive

Littleover, Derby, DE23 6FF

John 
German





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£365,000

Lovely arts and crafts inspired period home set in a quiet cul-de-sac close to the Royal Derby Hospital and Wren Park Primary School with excellent transport links. Well proportioned accommodation with plenty of reception space and double bedrooms.



Glazed double doors open into an enclosed porch with a second set of glazed doors that open into a superb entrance hall with original oak flooring and ornamental plate racks. Stairs rise to the first floor landing with carpeted stairs and stair rods, a built-in understairs storage cupboard, double glazed window to the side, central heating radiator and doors leading off to the ground floor living spaces.

To the right hand side of the hallway is a lovely open plan lounge/diner with double aspect double glazed windows and French doors into the conservatory. The focal point of the room is a brick fireplace with a dual fuel log burner and quarry tiled hearth, central heating radiators and laminate flooring. The breakfast kitchen is fitted with a range of base and eye level units with oak doors and granite worktops, one and a quarter bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in double oven, electric hob with extractor hood over, integrated dishwasher, coved ceiling, double glazed window to the side, central heating radiator, double glazed French doors to the conservatory, quarry tiled floor and built-in pantry. The conservatory runs along the rear of the property with double glazed windows providing lovely views over the rear garden, tiled floor, wall lighting and power connected, window to the side and door into a rear lobby. The lobby gives access to the side of the property and to a brick-built utility/laundry cupboard with plumbing for a washing machine. There is also a separate WC fitted with a wash hand basin, window to the rear, full height ceramic tiling and wall mounted cupboards.

On the first floor, stairs lead a landing with a double glazed window to the front, access to the loft space, doors off to the bedroom, bathroom and the WC. The bathroom is fitted with a corner bath, pedestal wash basin, ceramic tiling, chrome heated towel rail, window to the side and extractor fan. The WC is in a separate room with a window to the rear. All the bedrooms are double in size starting with bedroom one which has built-in wardrobes, window to the front and central heating radiator. Bedroom two has a double glazed window overlooking the rear garden, vanity wash basin and central heating radiator. Bedroom three has a double glazed window to the side, built-in wardrobes and dressing table, and wood flooring.

Outside, the property is located in an elevated position with raised well stocked front garden, driveway and second parking space to the side. There is gated access to the rear garden. The garden is divided into two sections with the first section being extremely private and comprises paved patio leading onto a lawn with shrub borders. Gated access leads through to a vegetable garden with fruit bushes and vegetable plots. There is also a timber garden shed. Finally, the large garage to the side of the property has power and lighting connected, loft storage and a courtesy door to the rear.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Mains.

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

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

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

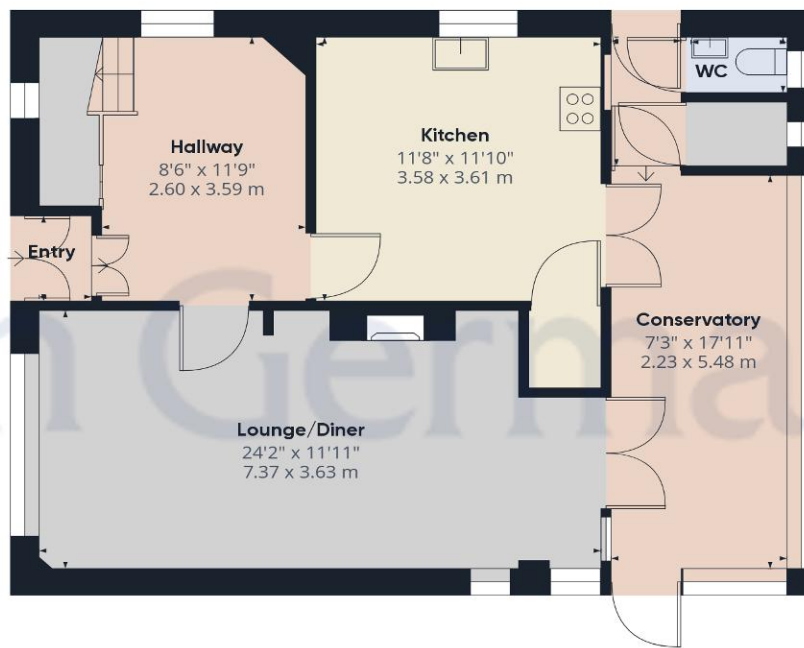
Local Authority/Tax Band: Derby City Council / Tax Band D

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

Our Ref: JGA/22052024





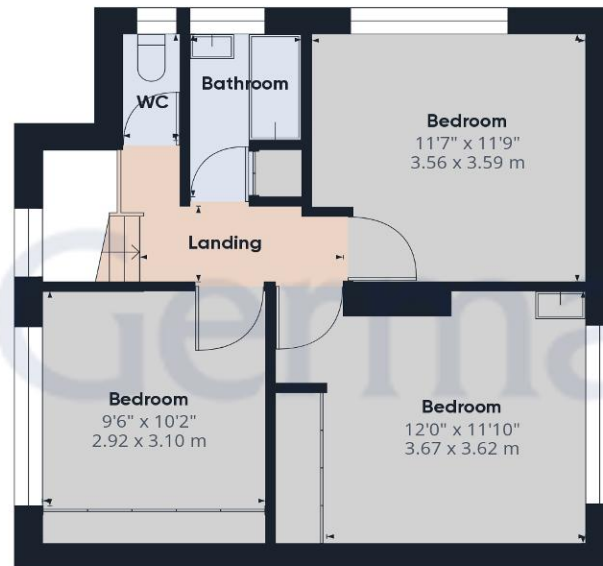


Ground Floor

Approximate total area⁽¹⁾

1257.46 ft²

116.82 m²



Floor 1

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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