

Highfield Road

Littleover, Derby, DE23 1DG



Lovely really well presented bungalow having been fully refurbished over recent years to include a modern kitchen with plenty of storage and integrated appliances, modern bathroom with a full four piece suite, three bedrooms and a lovely lounge overlooking the garden.

£250,000



John German

Highfield Road is located with easy access to major commuter routes including the A38 and A50, there is a good local bus service, a great range of local shops, schools for children of all ages, healthcare and leisure facilities.

Entrance to the property is via a smart entrance hall with replacement oak veneer doors leading off to the living spaces, laminate flooring, radiator and access to the roof space.

The living room sits to the rear of the bungalow with a large picture window overlooking the rear garden, a second window to the side, radiator, neutral fitted carpet and an electric fire with elegant surround.

The kitchen also sits the rear with a comprehensive range of base and eye level units with under unit lighting, roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level oven, four ring gas hob with extractor hood over, integrated washing machine, fridge, freezer and dishwasher. Laminate tile flooring, uPVC double glazed window to the rear and a matching side entrance door plus a central heating radiator.

There are three bedrooms all with uPVC double glazed windows, central heating and neutral fitted carpets.

The bathroom has been refitted with a fully tiled corner shower enclosure, a panelled bath, concealed flush WC and a vanity wash basin with built-in storage beneath. Tiled splashbacks, chrome heated towel rail, uPVC double glazed window to the side and a tiled floor.

Outside the property is set back from the road behind a lawned front garden with ornamental borders. A driveway to the side provides off road parking with gated access to further secure parking and the detached single garage. The rear garden enjoys a good degree of privacy and is also laid to lawn with herbaceous borders. Timber garden shed.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Not currently connected

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

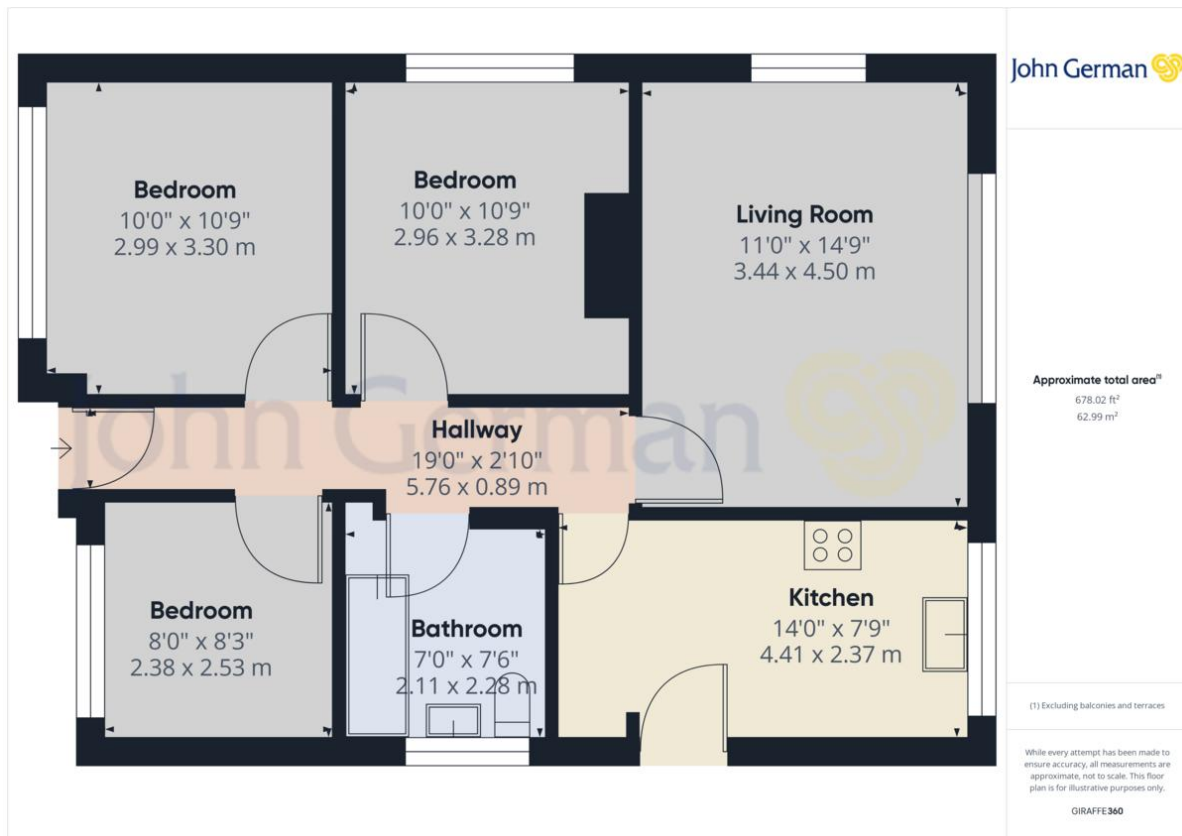
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/30072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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