

Birchway Grove
Littleover, Derby, DE23 3UR

John German





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Offers Over £600,000

Palatial home built upon very generous lines ideal for a large family. One of the most recent homes to be built on the highly regarded Heatherton Village development within Littleover School catchment and walking distance of Derby High School, Derby Grammar School and several well-regarded primary schools.

The property is in beautiful condition and of a design with plenty of wow factor starting with one of the most impressive entrances you will find on the development with acres of reception space and a feature staircase with galleried landing above. Glazed double doors lead off the entrance hall into the home office which is a lovely place to work with a bay window overlooking the front elevation, filling the room with lots of natural light. Its worth mentioning at this point that hard wired wi-fi points have been positioned around the property ensuring that there is great internet reception around the whole property.

A further glazed door leads off the entrance into the main living room which has an impressive recessed fireplace with feature windows on either side, an inset living flame fire with a modern low profile marble surround and media brackets above. French doors open directly out into the rear decking.

Circling back through the property an archway leads off the main entrance to the inner hallway with doors leading off to the remaining living spaces including the ground floor guest WC which is fitted with a low flush WC and hand wash basin.

The third reception room features double aspect windows and is currently used as a second sitting room but would make a great playroom or formal dining room if desired.

The kitchen is an excellent size with plenty of living and dining space making it the real heart of the home, French doors open directly out onto the rear decking with windows overlooking the garden. The kitchen area has been refitted with high quality base and eye level units with under unit lighting and curved corner cabinets. Granite worksurfaces extend to form a peninsular breakfast bar. Appliances include the Rangemaster dual fuel oven, an integrated Bosch dishwasher and an American style fridge freezer with a plumbed in ice maker.

The utility room has fitted units, roll edge worksurface, inset sink unit, space for appliances and side entrance door to the outside.

On the first floor stairs lead to a wraparound galleried landing with a built-in storage cupboard as well as a large built-in airing cupboard (the boiler is located on the ground floor and was replaced in 2020). Doors lead off to the five generous double bedrooms including a luxurious master suite with its own entrance lobby with an archway through to the bedroom and a door off to the impressive en suite bathroom which is fitted with a full four piece bathroom suite comprising double shower enclosure, panelled bath, low flush WC and a pedestal wash basin. The bedroom area is palatial with fitted wardrobes and a dormer style window overlooking the front garden elevation.

The guest bedroom is a great size as well, fitted with a range of wardrobes and with an en suite shower room comprising low flush WC, pedestal wash basin and a shower enclosure.

There are three further double bedrooms, all of which also have fitted wardrobes. The family bathroom is fitted with a full four piece bathroom suite comprising double shower enclosure, panelled bath, low flush WC and a pedestal wash basin.

Outside, the property follows an "L" shaped design with a tarmaced driveway providing ample off road parking as well as access to the double garage with power and lighting connected as well as an EV car charging point. Gated access leads between the house and the garage to the side of the property where there is ample storage space and a pathway leading past the utility room door and around to the garden. The garden is mainly laid to lawn with herbaceous borders and a large timber deck, ideal for outdoor entertaining. There is a hot tub available by separate negotiation with its own air source heat pump. Outside tap and power.

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: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 F

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

Our Ref: JGA/18122024

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.





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Ground Floor

Approximate total area⁽¹⁾

2592.92 ft²
240.89 m²

Reduced headroom

10.03 ft²
0.93 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5ft/1.5m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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