

Penrith Drive

Littleover, Derby, DE23 3AL

John
German





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Offers over £385,000

Set in a cul-de-sac location on the sought after Highfields development on the edge of Littleover and Heatherton Village. The property has a great family friendly layout featuring a stunning open plan dining kitchen with dining and living space where French doors open out onto private walled rear garden.

This lovely property is accessed via a spacious entrance hall with a polished tile floor which extends through to the kitchen, stairs lead to the first floor with bespoke built-in pop out storage cupboards, there is a further built-in storage cupboard and doors lead off to the ground floor living spaces and to the guest cloaks/WC. The cloakroom is fully tiled and fitted with a low flush WC and a vanity wash basin with cupboard storage beneath.

The main living room is a lovely light and bright space with windows to both the front and side elevations and French doors leading out onto the rear garden. The dining room again has lots of natural light from double aspect windows to the front and side elevations, with a neutral fitted carpet.

To the rear is a stunning open plan living dining kitchen with living space and room for a dining table. Windows overlook the side and rear elevations with another set of French doors opening out onto the rear patio. The kitchen area is fitted with a range of sleek modern base and eye level units with roll edge worktops, inset stainless steel sink unit with mixer tap, built-in eye level oven, four ring gas hob, integrated dishwasher and integrated fridge and freezer.

On the first floor, stairs lead to a central landing with neutral carpet and doors leading off to the bedrooms and family bathroom. The spacious master bedroom overlooks the side elevation and has fitted wardrobes, a neutral fitted carpet and an ensuite shower room comprising generous shower enclosure, pedestal wash basin, low flush WC, wood effect flooring, tiled splashbacks and a window to the side.

Bedrooms two and three are double rooms, both overlooking the front elevation with fitted wardrobes and neutral fitted carpets. Bedroom four is a nice sized single room, again with neutral carpeting and overlooking the rear garden.

The family bathroom is fitted with a panelled bath with shower over and glass screen, a low flush WC and vanity wash basin with storage beneath, heated towel rail and full height ceramic tiling.

Outside, the property is located at the head of the cul-de-sac with a lawned front and side garden with topiary hedging. A driveway to the side provides ample parking as well as access to the brick-built garage with up and over door, power and lighting connected. Gated access to the side leads into a fully enclosed mainly walled rear garden which is mainly laid to lawn with a paved patio adjacent to the house.

The Location - The property occupies a convenient location close to amenities on the Highfields Estate and Heatherton Village including a range of local shops and supermarkets and local eateries. Littleover village centre is located around of a mile away and offers an excellent range of shops, including a post office and petrol station.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted John Port School and private education is also available nearby at Derby High School and Derby Grammar School for Boys. The location is extremely convenient for Rolls-Royce, The Nuffield Hospital, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway. There is a regular bus service to Derby city centre which lies some 3 miles to the north and offers a comprehensive range of shops and amenities including the noted Derbion shopping centre with its major retail outlets and cinema.

Agents notes: We understand there is a site service charge of currently £175 per annum.

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).

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

Property construction: Standard

Parking: Drive & garage

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: South Derbyshire District Council / Tax Band E

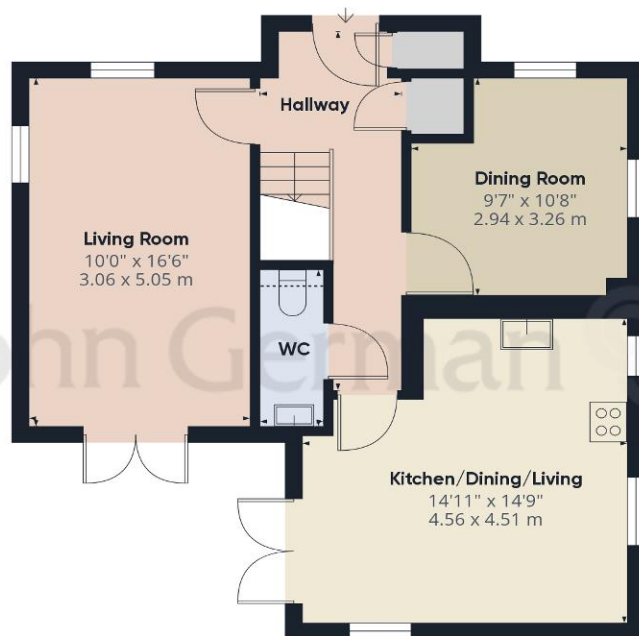
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/10012025

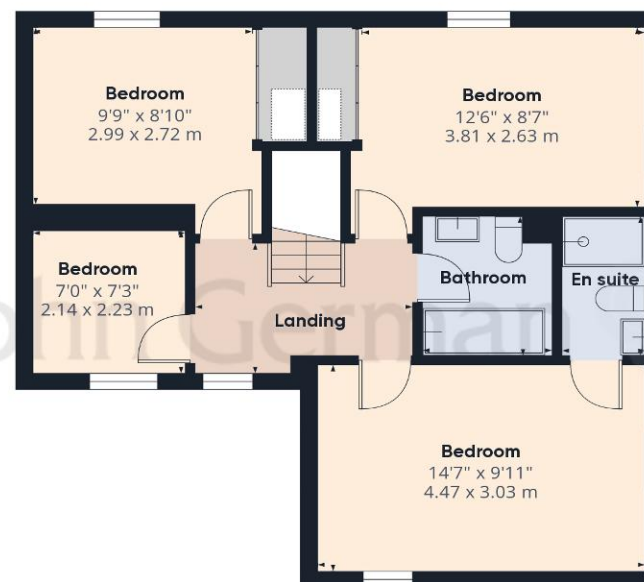
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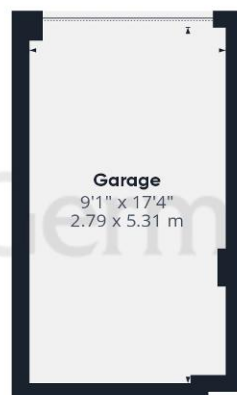




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1283.39 ft²

119.23 m²

Reduced headroom

1.88 ft²

0.17 m²

(1) Excluding balconies and terraces

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

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

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 and 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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