

# Longthorpe Close

Littleover, Derby, DE23 3WE

John   
German





# Longthorpe Close

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Asking Price Of £515,000

Cul-de-sac position overlooking Hell Brook trail & grounds to Derby Grammar School. Extended to form a spectacular open plan living dining kitchen which overlooks a secure & private rear garden. The original parts of the house were also designed to impress with design features & spacious rooms.

Longthorpe Close overlooks Hell Brook recreational path which designed as a wildlife corridor through the Heatherton development and forms the eastern boundary to the grounds for Derby Grammar School which are full of woodland and a large pond the route is also part of a larger circular walk around Heatherton. Heatherton itself is a highly regarded location with a range of local retail outlets and a regular local bus service making the area extremely popular with families and professionals. The property lies within Littleover Community School catchment area. Private education is also local with Derby High School and Derby Grammar School for boys just along the main road. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital. Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network.

Entrance to the property is via an impressive entrance hall featuring an open staircase leading to the first floor with understairs storage, real wood flooring and two set of glazed double doors leading off to the main ground floor reception rooms. The large lounge enjoys a double aspect with a bay window overlooking the front elevation and French doors opening out onto the rear patio. An elegant modern fireplace forms the focal point to the room with an inset cast-iron log burner installed.

The heart of this lovely home has to be the spectacular kitchen which has been extended to create a large open plan family room with loads of space for family time and entertaining with large living and dining spaces with French doors onto the garden. The kitchen areas have been refitted with an impressive range of sleek high gloss units, accent lighting and granite worktops with matching upstands, an inset one and a half bowl sink mixer tap, matching breakfast bar, integrated dishwasher, built-in eye level double oven, five ring gas hob with extractor hood over plus space allocated for an American style fridge freezer. There is a separate utility area fitted with matching units and worktop inset sink with mixer tap, space for washing machine and wall mounted boiler.

Off the entrance hall, an inner hall leads to the ground floor guest's WC and to the study.

On the first floor a partially galleried landing has an arched feature window to the stairwell. The master bedroom is a fabulous size with an arched feature window overlooking woodland to the front and a long run of fitted wardrobes. The en suite is an excellent size having been refitted with a double walk-in shower concealed flush WC, vanity wash basin with storage beneath, extensive tiling and a chrome heated radiator.

There are three further double bedrooms all with fitted storage and served by a fully refitted shower room with double shower, low flush WC, pedestal wash basin, chrome heated towel rail and extensive tiling.

Outside, to the front of the property is a driveway providing off road parking together with a detached double garage and hedge boundaries. A secure gate gives access to the private, enclosed rear garden with two spacious patio areas, the first is adjacent to the house with access directly from the lounge and from the kitchen, while the second is raised and at the end of the garden with a lawn between. The garden is enclosed by a combination of high walls and fencing. There is a timber shed to the side.

**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).

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

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

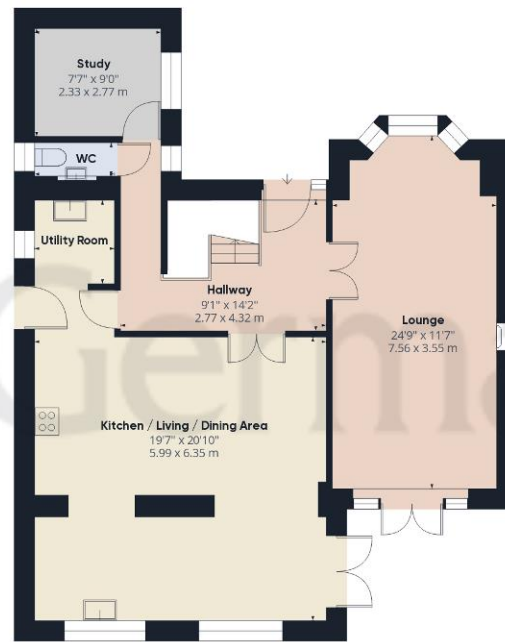
**Local Authority/Tax Band:** Derby City Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07022025



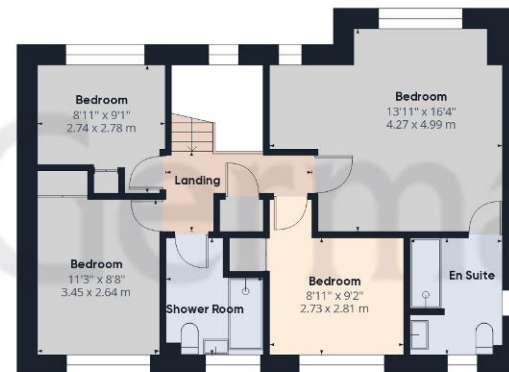




Ground Floor

Approximate total area<sup>™</sup>

1622 sq.ft



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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**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		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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