

# Taverners Crescent

Littleover, Derby, DE23 6XT

John German



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Offers over £375,000

Excellent family home set on a generous plot with a south facing private rear garden, extensive parking and a large integral double garage. There are two pleasant reception rooms, a fully refitted breakfast kitchen, ground floor guest WC, four double bedrooms with an ensuite to the master as well as a family bathroom.

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Access to the property is via a the side entrance door which opens into a spacious hallway with laminate flooring, stairs rising to the first floor and doors leading off to the ground floor living spaces as well as a courtesy door into the garage.

The ground floor WC is also located off the hallway and has been refitted with a low flush WC and vanity wash basin with storage beneath. Tiled splashback, wood effect flooring, window to the side.

Glazed double doors lead into the living room which overlooks the rear garden with sliding doors opening onto the rear patio as well as a rear facing window. An "Adam" style fireplace forms the focal point of the room fitted with a living flame gas fire with a marble back and hearth. Laminate floor and coved ceiling.

The dining room sits on the opposite side of the hall with a window overlooking the front garden and driveway plus laminate flooring.

Moving back through the property to the breakfast kitchen which has been refitted with a range of contemporary handleless base and eye level units in dark blue with white quartz effect worksurfaces and matching upstands, inset sink unit with mixer tap, a built-in oven and four ring induction hob with extractor hood over. There are spaces for a washing machine, dishwasher and fridge freezer leaving plenty of room for a breakfast table. Window to the rear and a matching side entrance door.

The first floor galleried landing has a built-in airing cupboard. The master bedroom overlooks the rear garden and has an extensive range of fitted wardrobes as well as an en-suite shower room comprising low flush WC, large corner shower, a vanity wash basin with storage beneath, chrome heated towel rail, full height ceramic tiling and a window to the side.

Bedroom two is a fantastic size and will take two double beds if needed, featuring a dormer window to the front and built-in wardrobes. There are two further smaller bedrooms, both can also accommodate double beds, one overlooking the rear garden and the other overlooking the front, currently used as a home office.

The modern family bathroom is fitted with a low flush WC, "P" shaped bath with shower over and glass shower screen, a wall mounted wash basin with mirrored medicine cabinets on each side and a further mirror in front with a shaving light above. Extensive tiling and window to the side.

Outside the property is set well back from the road behind a lawned front garden and a double width tarmaced driveway providing extensive parking as well as access to the excellent double garage with two up and over vehicular doors.

Gated access on either side of the property leads to the rear garden which is south facing and enjoys a good degree of privacy. It is mainly laid to lawn with herbaceous beds and borders, a paved patio area lies adjacent to the house in addition to a vegetable patch and a timber garden shed.

**Locality and amenities:** This property offers a convenient location approximately just over half a mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There is also a local convenience store just 5 minutes walk away and further shops and amenities at the Blagreaves Lane and Stenson Road junction where there is a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop. The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby. There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane. The property is located within easy access of local schooling and falls within the catchment area for Derby Moor Academy. Local recreational facilities nearby include King George V playing fields, Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.

**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:** Driveway

**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 E

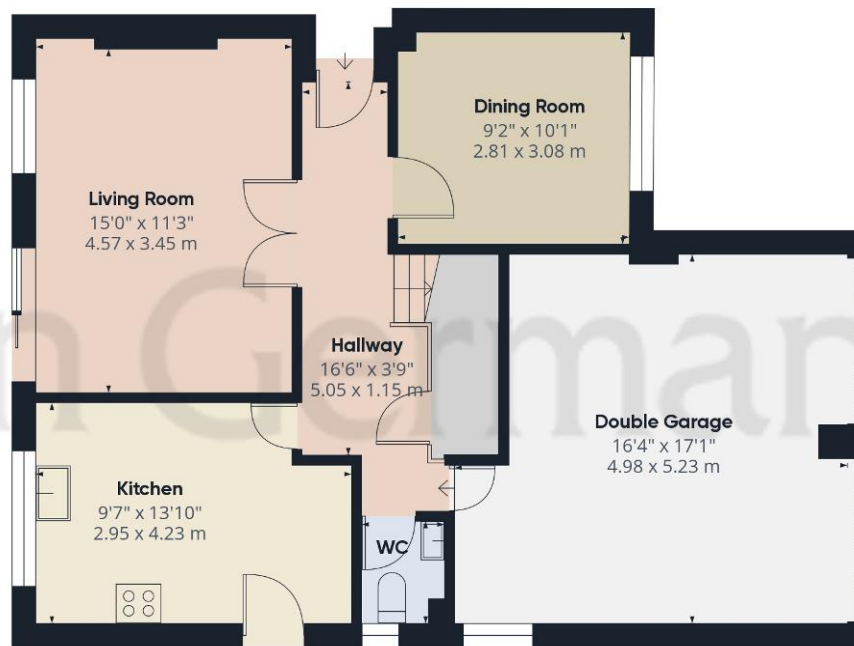
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14032025

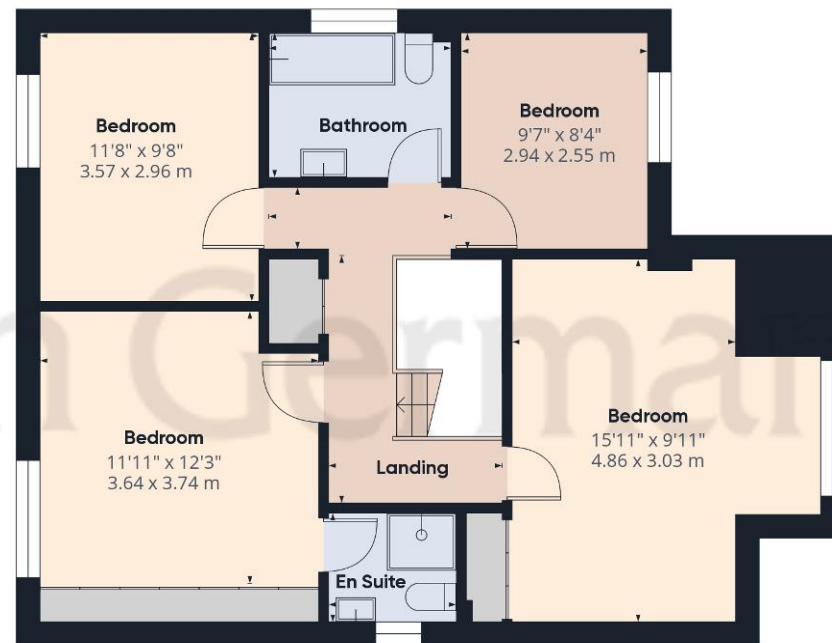
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Ground Floor



Floor 1

**Approximate total area<sup>tn</sup>**

1521.89 ft<sup>2</sup>

141.39 m<sup>2</sup>

(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.

**GIRAFFE360**





## 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             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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