



Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

The Chimes, 10a Louvain Road, Littleover, Derby, DE23 6BZ

An individual and versatile detached Tardis like residence offering substantial accommodation across three floors including six bedrooms, three reception rooms and three bathrooms. Superb tiered gardens, a garage and workshops along with fascinating panoramic views across the city and beyond further compliment this stunning family home.

Chain Free £465,000



The Chimes, 10a Louvain Road, Littleover, Derby, DE23 6BZ

DIRECTIONS

From Derby City Centre leave via Burton Road heading towards Littleover, turning right onto Farley Road and second right onto Louvain Road, where the property will be found a short distance on the right.

The beautifully presented interior provides accommodation befitting any already large or growing family as well as offering the ability to work from home, as there are 3 large workshops with power and light which provides the perfect opportunity for ample/business or workshop suites enabling a work/office environment within the home. This truly individual property offers so much more than the competition being located in this mature established residential location.

As the views suggest, Derby City Centre is within striking distance as are the host of facilities in Littleover village and the newly refurbished Derby Royal Hospital. Access to numerous road networks including the A38, A50 & A52 linking in with the M1 are all within comfortable reach.

Ground Floor

Double entrance door and side screen into:

RECEPTION HALL

Oak laminate floor to part, night storage heater, built-in cloaks cupboard, wall light point, stairs to upper and lower ground floors with balustrade and handrail. Smoke alarm and BT point.

BREAKFAST KITCHEN 21'3" x 12'9" (6.48m x 3.89m)

Light oak base cupboards, drawers and wall cupboards with granite worktops and matching island unit with cupboards, drawers and granite worktop/breakfast bar, inset one and a half bowl Franke sink, chrome mixer tap, tiled splash back, inset Belling ceramic hob, stainless steel extractor hood over, Siemens eye level stainless steel double oven and grill, integrated dishwasher and slim line wine cooler, wall and larder units with recess for American style fridge/freezer, Karndean floor, TV point, heating thermostat, window to side and double glazed patio doors to balcony.





DINING ROOM 17'0" x 12'3" (5.18m x 3.73m)

Central heating thermostat and windows to side and rear.



BATHROOM

Luxury contemporary finish with white and chrome suite comprising centre fill bath in tiled surrounds, twin vanity wash hand basins with tiled splash backs, low level w.c. and corner tiled shower having mixer unit and glazed enclosure, tiled floor, halogen lights, chrome heated towel rail and window to side.



BEDROOM 12'3" x 11'3" (3.73m x 3.43m)

Built-in triple wardrobes, oak laminate floor, coving to ceiling, smoke alarm, TV point, thermostat and window to front.



BEDROOM 11'7" x 10'9" (3.53m x 3.28m)

Built-in triple wardrobes, laminate floor, smoke alarm, TV point, thermostat and window to front.

First Floor

LANDING

Giving access to:

ATTRACTIVE SITTING/STUDY AREA 11'6" x 5'1" (3.51m x 1.55m)

Velux window to side, smoke alarm, balustrade and thermostat.

LOUNGE 20'9" x 16'9" (6.32m x 5.11m)

Immediately impressive having a vaulted ceiling with revealed trusses, two Velux windows to side and large picture window affording views of garden and far reaching panoramic views across Derby and countryside views, attractive recess, TV point and digital thermostat.



DRESSING ROOM/BEDROOM 8'6" x 8'6" (2.59m x 2.59m)

Storage units and hanging rails, Velux window to side.

MASTER BEDROOM 17'6" x 12'1" (5.33m x 3.68m)

Fitted multiple wardrobes, thermostat, TV point, Velux window to side and window to front.



EN-SUITE SHOWER ROOM

White and chrome suite comprising tiled shower with glazed door, wall hung wash hand basin and low level w.c., tiled walls and floor, heated towel rail, storage unit and halogen lights.

Lower Ground Floor

ENTRANCE HALL

Ceramic tiled floor, night storage heater, BT point and double glazed door to side.

CLOAKROOM

With low level w.c., tiled floor and extractor fan.

SHOWER ROOM

Tiled shower with glazed enclosure, vanity wash hand basin and tiled floor and walls, chrome heated towel rail.

AIRING CUPBOARD

With hot water cylinder, fitted shelving and immersion heater.

OCCASSIONAL BEDROOM 11'1" x 8'9" (3.38m x 2.67m)

Built-in wardrobes, laminate floor, TV point and thermostat.

OCCASSIONAL BEDROOM 11'1" x 10'9" (3.38m x 3.28m)

Built-in wardrobes, TV point and thermostat.

HOME CINEMA/FAMILY ROOM 22'3" x 12'6" (6.78m x 3.81m)

Halogen ceiling lights, wired for home cinema system, window to side and double glazed patio doors opening onto rear garden.



LAUNDRY 12'0" x 7'8" (3.66m x 2.34m)

Base and wall cupboards, roll edge work surfaces, appliance space, plumbing for automatic washing machine, inset stainless steel sink and mixer tap. Internal door to Workshop.

OFFICE 11'0" x 7'9" (3.35m x 2.36m)

Halogen lights and BT and TV points.

Outside

Superb tiered rear gardens with decked areas, water feature and BBQ with work surfaces, private lawned area and well stocked with shrubs and plants, outside lights, spacious drive and fore garden. Access to:



WORKSHOP THREE/GARAGE 15'6" x 8'3" (4.72m x 2.51m)

With electric roller door, light and power. The rear wall could be opened up to allow vehicular access through to the rear of the property.

WORKSHOP ONE 15'6" x 10'3" (4.72m x 3.12m)

With power and light. Roller door to:

WORKSHOP TWO 12'9" x 12'3" (3.89m x 3.73m)

Having power and light with double doors to garden.

Viewing

By appointment through Boxall Brown and Jones of Derby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	22	57
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	45	48
EU Directive 2002/91/EC		

Also Offices At:

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