

Blagreaves Lane, Littleover, Derby  
Price £250,000



# 204 Blagreaves Lane, Littleover, Derby, DE23 1PS

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A superior thoughtfully extended and comprehensively upgraded traditional detached family home occupying a sought after position in this highly aspirational locality. A full inspection both internally and externally is essential to appreciate the location, size of accommodation and wealth of high specification appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated property briefly comprises; sizeable reception hall, guest's cloakroom / wc, bay fronted lounge / dining room, superb bespoke dining kitchen and family room. On the first floor a landing leads to three bedrooms and family bathroom with white three piece suite. Outside, the property stands on a sizeable mature south facing landscaped plot with a block paved forecourt and driveway giving car standing space for several cars together with an adjacent car port

## Reception Hall



Having feature composite and opaque double glazed contemporary style entrance door, laminated wood effect floor, understairs storage cupboard, radiator, ceiling halogen down lighters and turned spindle staircase to first floor.



## Guest Cloak Room/wc

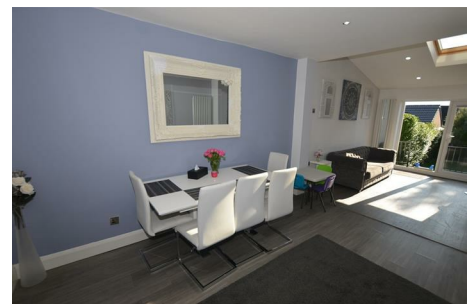
Having modern contemporary white

two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin, complimentary part ceramic tiled walls with contrasting ceramic tiled floor, space and plumbing for automatic washing machine, white enamel heated towel rail, wall mounted extractor fan, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

## Lounge/Dining Room 26'7 x 12'2 (8.10m x 3.71m)



Having feature stone effect chimney breast with contemporary style recessed fire, television and media connection points, laminated wood effect floor, ceiling LED down lighters, two contemporary style radiators and UPVC double glazed bay window to front aspect. An open arch leads to the:-





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**Breakfast Kitchen and Family  
Area 18'6 x 15'7 (5.64m x 4.75m)**



Having a full range of grey high gloss soft close fitted wall, base and drawer units with quartz effect working surfaces with matching splash back and breakfast bar, inset black glass fire burner gas hob with electric fan assisted oven and grill, separate microwave, integrated dish washer, space for fridge freezer, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, two velux double glazed sky lights with LED down lighters, laminated wood effect floor, contemporary style radiator, UPVC double glazed window to rear aspect and UPVC double glazed french doors giving views and access over the private mature landscaped south facing rear garden.



**First Floor Landing**

With radiator, access to roof space (having pull down loft ladder), radiator and UPVC double glazed window to side aspect.

**Bedroom One 13' x 10'2 plus  
wardrobe recess (3.96m x  
3.10m plus wardrobe recess)**



Having a range of quality full length built in wardrobes with ample hanging rail and shelving space, radiator and UPVC double glazed curved bay window to front aspect.

**Bedroom Two 13'2 x 10'7 (4.01m  
x 3.23m)**



Having built in wardrobes, radiator and UPVC double glazed window to rear aspect.

**Bedroom Three 7'6 x 6'7 (2.29m  
x 2.01m)**



Having radiator and UPVC double glazed window to front aspect.

**Family Bathroom**



Having modern white three piece suite comprising; low centre flush wc, corner pedestal wash hand basin and 'P' shaped panelled

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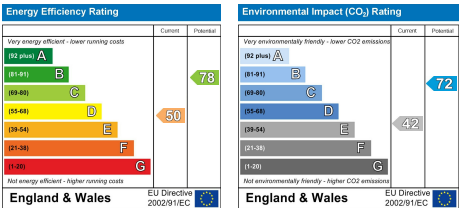
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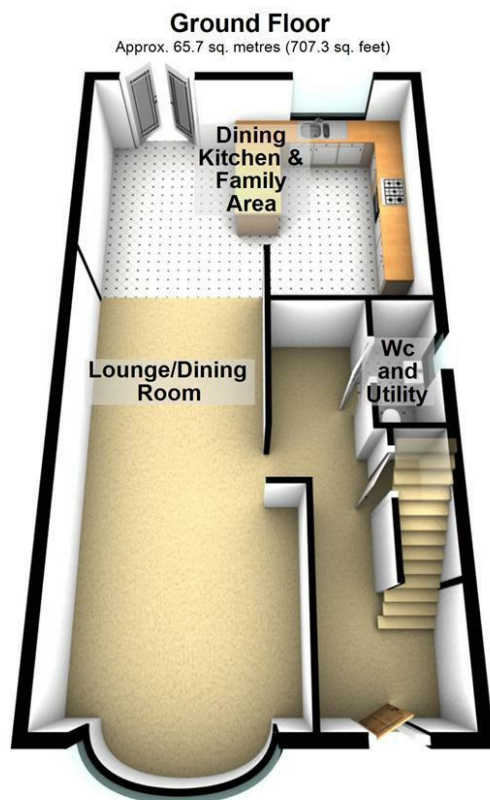
shower bath with chrome shower attachment and mixer tap, curved glass shower screen, complimentary ceramic part tiled walls, contrasting ceramic tiled floor, airing cupboard (housing the Baxi wall mounted combination gas boiler providing instant domestic hot water and gas central heating, ceiling LED down lighters, radiator and UPVC opaque double glazed window to rear aspect.

Outside

The property occupies a sizeable south facing mature plot, in this highly aspirational locality. To the front is a block paved fore court with stone boundary wall giving car standing space for three cars with twin wooden access gates at the side leading to covered car port and shed. The rear garden is south facing, enclosed by close panel fencing together with well trimmed privet hedging, laid to a shaped lawn with raised patio area and terrace with balustrading, security lighting and cold water tap.



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Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

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