

## 2a Vine Close, Littleover, Derby, Derbyshire, DE23 3BX

### Price £375,000

- Purpose Built Eco House
- Underfloor Heating & Triple Glazed Windows
- Spacious Contemporary Dining Kitchen
- Four Bedrooms
- Driveway, Front & Rear Gardens
- A-Rated Energy Efficiency with Solar Panels
- Porch, Cloakroom WC, Utility Room & Plant Room
- Open Plan Lounge & Basement TV Cinema Room
- Contemporary Bathroom & En-Suite
- Cul-de-Sac Location

**NEW BUILD ECO HOUSE** – A rare opportunity to acquire a beautiful four bedroom detached family home of contemporary design, occupying this delightful cul-de-sac within the sought after locality of Littleover.

The Vineries is an exciting development of only two contemporary homes constructed with a low carbon footprint, having an impressive A-rated energy performance and low running costs.

The homes offer the latest energy efficient technology including:

solar PV panels, triple glazed windows, air source heat pump, mechanical ventilation and heat recovery system, high level of insulation throughout, rainwater harvesting and recovery system and sedum roof over the single storey porch.

The ground floor offers impressive high ceilings and in brief comprises: porch, spacious lounge giving access to the rear garden via French doors, wc, plant room, utility room with back door and superb open plan dining kitchen with fully fitted units and rear sliding doors onto the garden. The first floor landing leads to four bedrooms and the family bathroom. The spacious main bedroom has the benefit of a contemporary en-suite. There is also an interesting basement room with both internal stairs and external steps leading to the garden, which could provide a home cinema TV room, gym area or kids playroom.

Outside the property offers a driveway providing off road parking for two cars. There is a garden area to the front and a private enclosed garden to the rear.

### LOCATION

Vine Close is a delightful cul-de-sac location positioned off Blagreaves Lane Situated approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station.

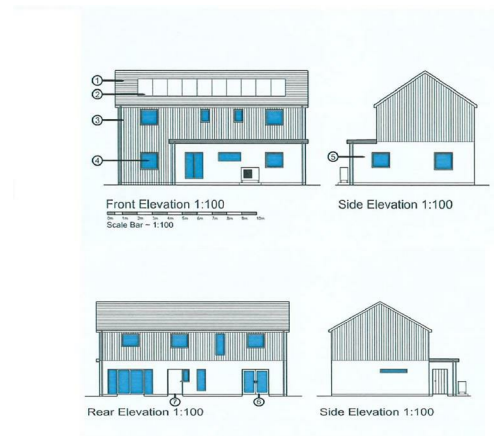
There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop. There are also regular bus services to Derby City Centre along Blagreaves Lane.

Excellent educational facilities are nearby to include reputable primary school and within the catchment for Derby Moor Secondary School and the Ridgeway Infant and Junior School.

There are excellent transport links with fast access on to the A38 and A50 leading to the M1 motorway. Local recreational facilities nearby include Mickleover Golf Course.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby

### THE ACCOMMODATION



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. Fletcher & Company 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.

## GROUND FLOOR

### Porch

7'5 x 4'9 (2.26m x 1.45m)

### Spacious Lounge

19'3 max x 19'3 (5.87m max x 5.87m)

### WC

7'5 x 5'6 (2.26m x 1.68m)

### Plant Room

7'5" x 4'9" (2.285 x 1.468)

### Spacious Open Plan Dining Kitchen

25'2" x 11'5" (7.685m x 3.485)

### Utility Room

9'5" x 7'5" (2.885m x 2.285m)

## BASEMENT LEVEL

### TV Cinema Room or Gym

19'3" x 15'4" (5.885 x 4.685)

## FIRST FLOOR

### Landing

### Master Bedroom

19'3" x 11'5" (5.87m x 3.485m)

### En-Suite Shower Room

7'5" x 5'7" (2.285 x 1.710)

### Bedroom Two

11'5" x 9'5" (3.485 x 2.885)

### Bedroom Three

11'5" x 9'5" (3.485 x 2.885)

### Bedroom Four

9'5" x 7'5" (2.885 x 2.285)

### Bathroom

9'5" x 7'5" (2.885 x 2.285)

## OUTSIDE

### Frontage & Driveway

There will be a driveway to the side of property providing off road parking for two cars with a garden area to the front.

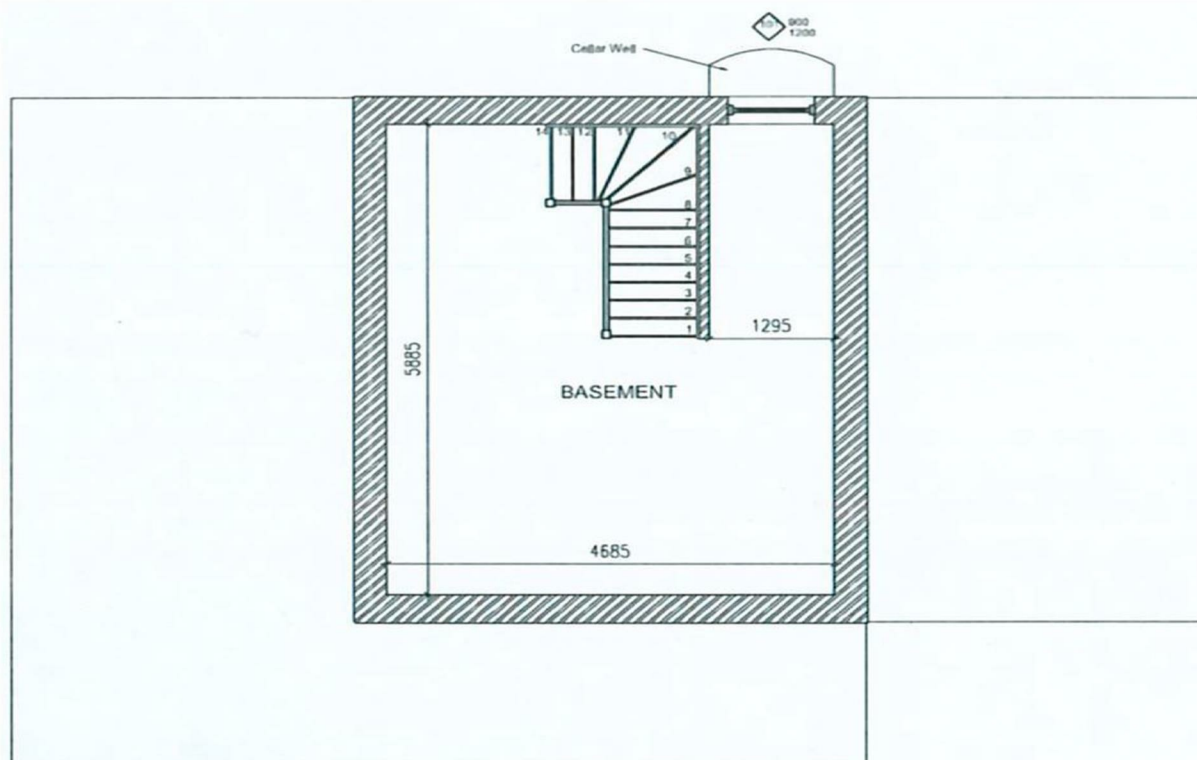
### Enclosed Rear Garden

There will be an enclosed garden area to the rear.

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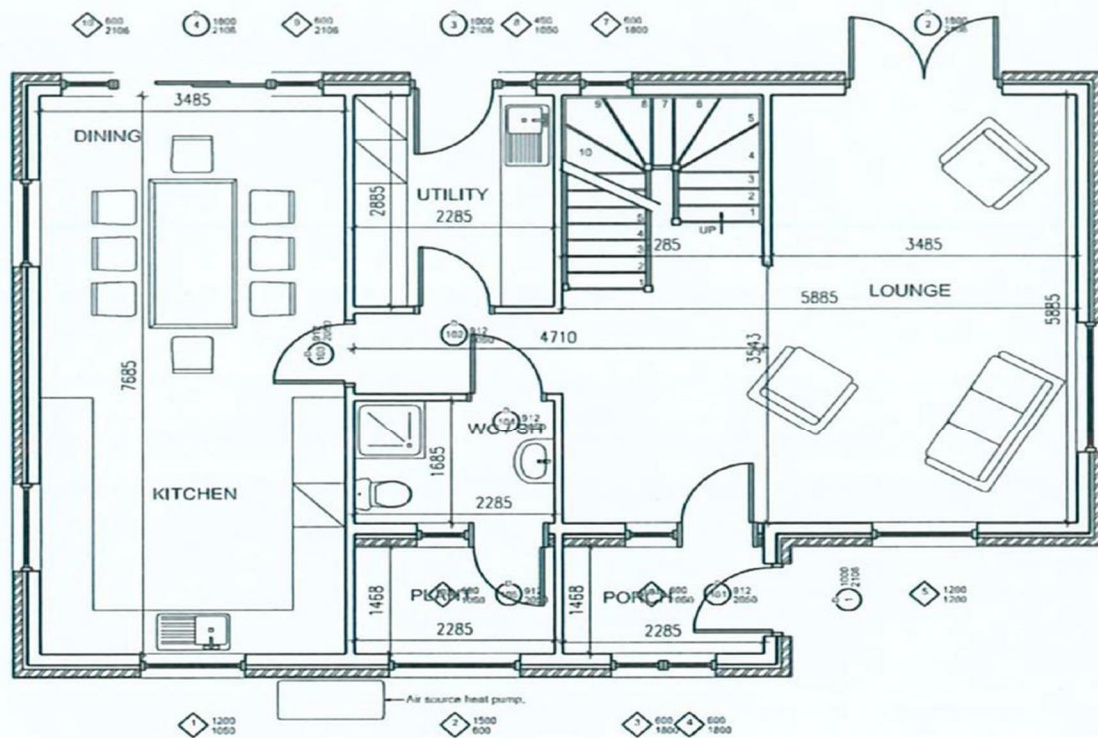


## Basement Floor Plan 1:50

Floor Area = 27.5m<sup>2</sup>



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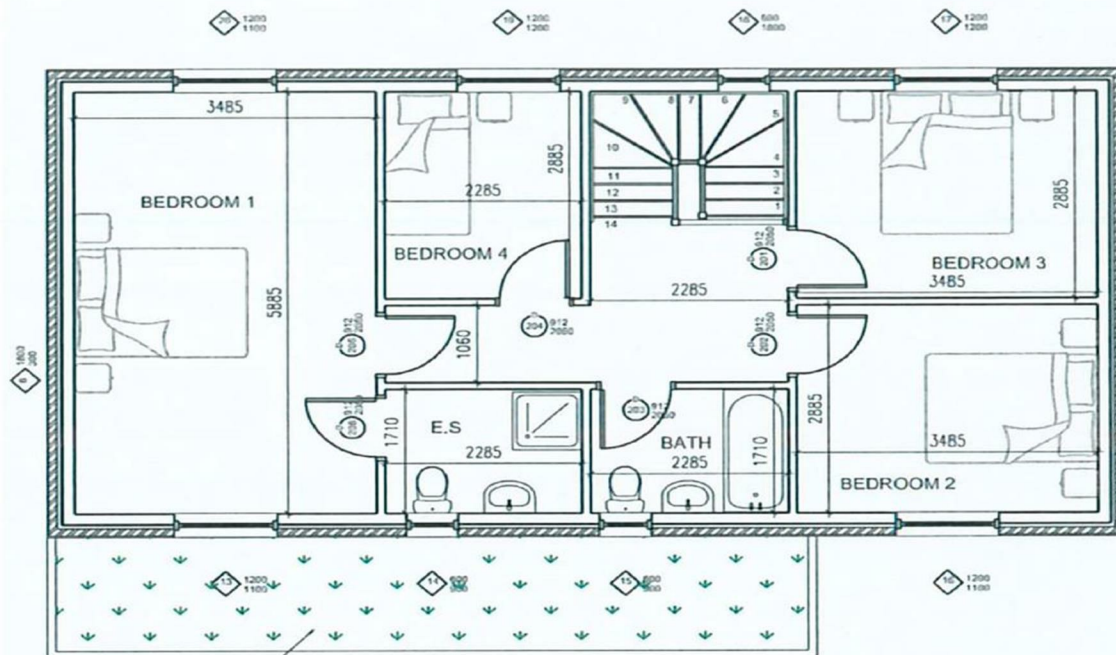


### Ground Floor Plan 1:50

Floor Area = 84.85m<sup>2</sup>

Scale Bar ~ 1:50

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First roof area to be finished with a rubber coating and laid with a Sedum Carpet.

### First Floor Plan 1:50

Floor Area = 69.94m<sup>2</sup>

Scale Bar ~ 1:50

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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