



**5 Stafford Drive, Littleover, Derby, DE23 3WG**

**£215,000**

Scofield Stone are pleased to bring to the market FOR SALE this very well presented THREE BEDROOM SEMI DETACHED home, ideally located on the very popular 'HIGHFIELD'S' development to the South of the city and which gives excellent access to main routes in and out. Accommodation in brief comprises entrance to hallway with kitchen/diner, guest cloakroom and sitting room with patio doors onto an enclosed garden to the rear. At first floor you will find three bedrooms and bathroom. The main bedroom has an EN-SUITE SHOWER ROOM. To the front of the property you will find a double driveway.



Mickleover: 01332 511000  
Hilton: 01283 777100  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

## 5 Stafford Drive, Littleover, Derby, DE23 3WG

### Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect composite, panelled main entrance door, side aspect upvc double glazed window, radiator and under stairs cupboard.

### Guest Cloakroom

Having wood effect vinyl flooring and neutral decor with tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, wc and radiator.

### Kitchen/Diner

11'2" max x 10'0" max (3.41 max x 3.07 max)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, radiator, a range of fitted wall and floor units to cream with wood effect roll edge worktop, wall mounted IDEAL boiler, under counter space and plumbing for appliances, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood.

### Lounge

15'4" x 12'0" (4.69 x 3.68)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden and side aspect upvc double glazed window, tv point, telephone point, cable point and radiator.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, radiator and access to roof space

### Bedroom One

11'0" max x 9'7" (3.36 max x 2.93)



Carpeted and neutrally decorated with front aspect upvc double glazed window, built in wardrobe and radiator.

### En Suite



Having wood effect vinyl flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, wc, single shower enclosure with electric shower and radiator.

### Bedroom Two

10'9" x 8'7" (3.28 x 2.62)



Carpeted with rear aspect upvc double glazed window and radiator.

## 5 Stafford Drive, Littleover, Derby, DE23 3WG

### Bedroom Three

10'9" x 6'6" (3.28 x 2)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, built in wardrobe and radiator.

### Bathroom



Having wood effect vinyl flooring and neutral decor with bathtub having chrome hot and cold taps, pedestal wash hand basin with chrome monobloc tap, wc, chrome heated towel rail and tiled splashbacks.

### Outside



To the front there is a Tarmacadam double tandem driveway, lawn and planted borders.

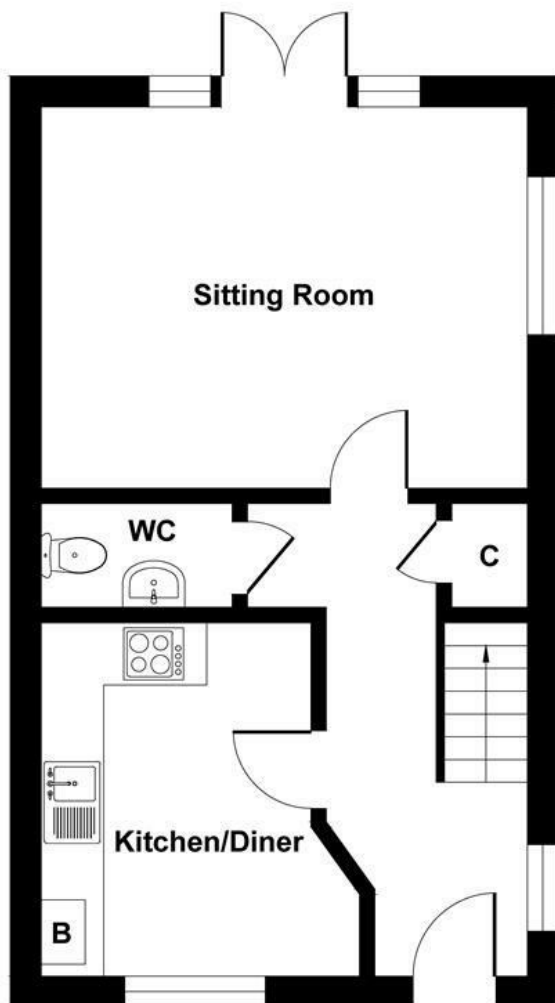
To the rear is an enclosed garden which is laid mainly to lawn with some patio and potting shed.

### Disclaimer

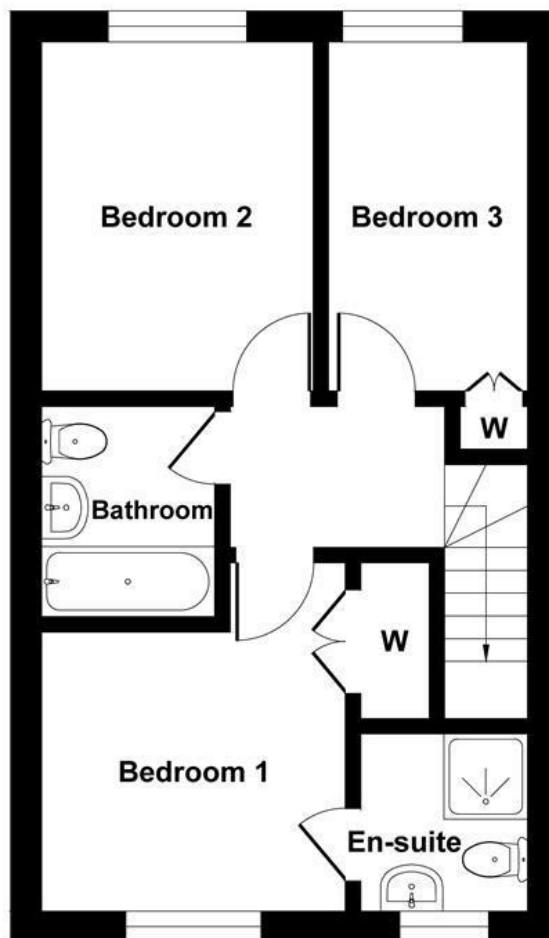
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# 5 Stafford Drive

Approximate Gross Internal Area  
847 sq ft - 79 sq m



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			98
(92 plus) A			
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Mickleover Office

11 The Square,  
Mickleover,  
Derby DE3 0DD

Reg. Office address as above

### Hilton Office

Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000

t: Hilton Office 01283 777100

e: [info@scofieldstone.co.uk](mailto:info@scofieldstone.co.uk)

w: [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980