



12 Park Drive, Littleover, Derby, DE23 6FY

£325,000



Situated in the heart of Littleover, a short walk from local shopping facilities, this is a traditional three bedroomed semi detached house which benefits from a range of original features, gas central heating and a delightful garden to the rear.



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Internally the spacious accommodation briefly comprises an entrance hall with staircase leading to the first floor, front lounge and sitting room/dining room with patio doors leading to the garden. The ground floor is further complemented by a kitchen with a range of integrated appliances and there is a WC beneath the stairs. To the first floor are three good sized bedrooms and a shower room with separate WC.

Outside the property benefits from an enclosed lawned garden to the rear which has a range of well stocked borders and mature trees and to the front there is a further garden and driveway with car standing for one vehicle.

Park Drive is a much sought after residential location in the heart of Littleover and the road is always highly sought after. The village of Littleover has a good range of shopping facilities including pubs, supermarket and medical facilities.

The property is brilliantly positioned for ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor.

The house is also situated within the highly sought after Littleover Community School catchment areas and within easy reach of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre.

Although the property does require some modernisation and improvement, it offers an ideal opportunity to acquire a delightful home which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE HALL

Spacious entrance hall with stained glass window to the side elevation, double radiator, staircase leading to the first floor and access to:

UNDERTAIRS WC

With wood panelled walls and frosted window.

FRONT LOUNGE

12'11" x 12'4" (3.94m x 3.76m)

(Measurement taken into the bay window)
With walk in bay window overlooking the front elevation, double radiator with shelf over, decorative feature fireplace and open shelving.

SITTING ROOM/DINING ROOM

19' x 11'11" (5.79m x 3.63m)

This large room is a particularly versatile space and could be easily used as a sitting room or dining room. The room is complemented by a feature fireplace with tiled hearth and there is a double radiator with shelf over and patio doors opening to the rear garden.

KITCHEN

16'1" x 7'9" (4.90m x 2.36m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit with drainer and there is appliance space, space for a fridge/freezer, double radiator, window to the rear elevation and stable door leading out

to the side. The room has a wall mounted boiler providing domestic hot water and central heating and there is open shelving.

TO THE FIRST FLOOR

LANDING

With a stained glass window overlooking the side elevation.

FRONT BEDROOM ONE

10'10" x 13' (3.30m x 3.96m)

(Measurement taken into the bay window)

With bay window overlooking the front elevation, radiator, fitted wardrobes and decorative fireplace.

REAR BEDROOM TWO

12'6" x 9'10" (3.81m x 3.00m)

With window overlooking the rear elevation, vanity sink with tiled surround, radiator and wardrobes.

BEDROOM THREE

6'11" x 6'11" (2.11m x 2.11m)

With window to the front elevation, radiator and open shelving.

SHOWER ROOM

7'11" x 6' (2.41m x 1.83m)

With a wash hand basin with cupboard beneath, wash hand basin with cupboard beneath, shower cubicle with gazed screen, complementary tiling, frosted window, heated towel rail and airing cupboard with hot water tank.

SEPARATE WC

With low level WC and frosted window.

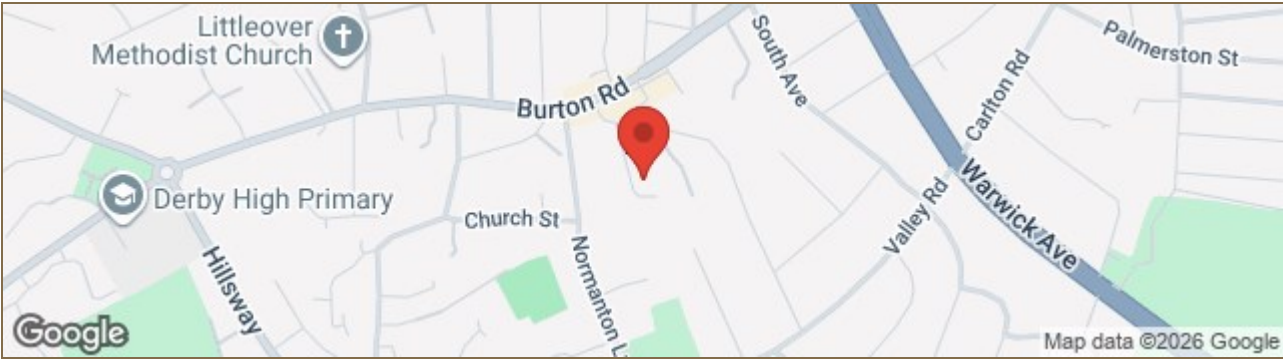
OUTSIDE

Outside the property benefits from an enclosed lawned garden to the rear with a range of well stock borders and mature trees aswell a garden shed.

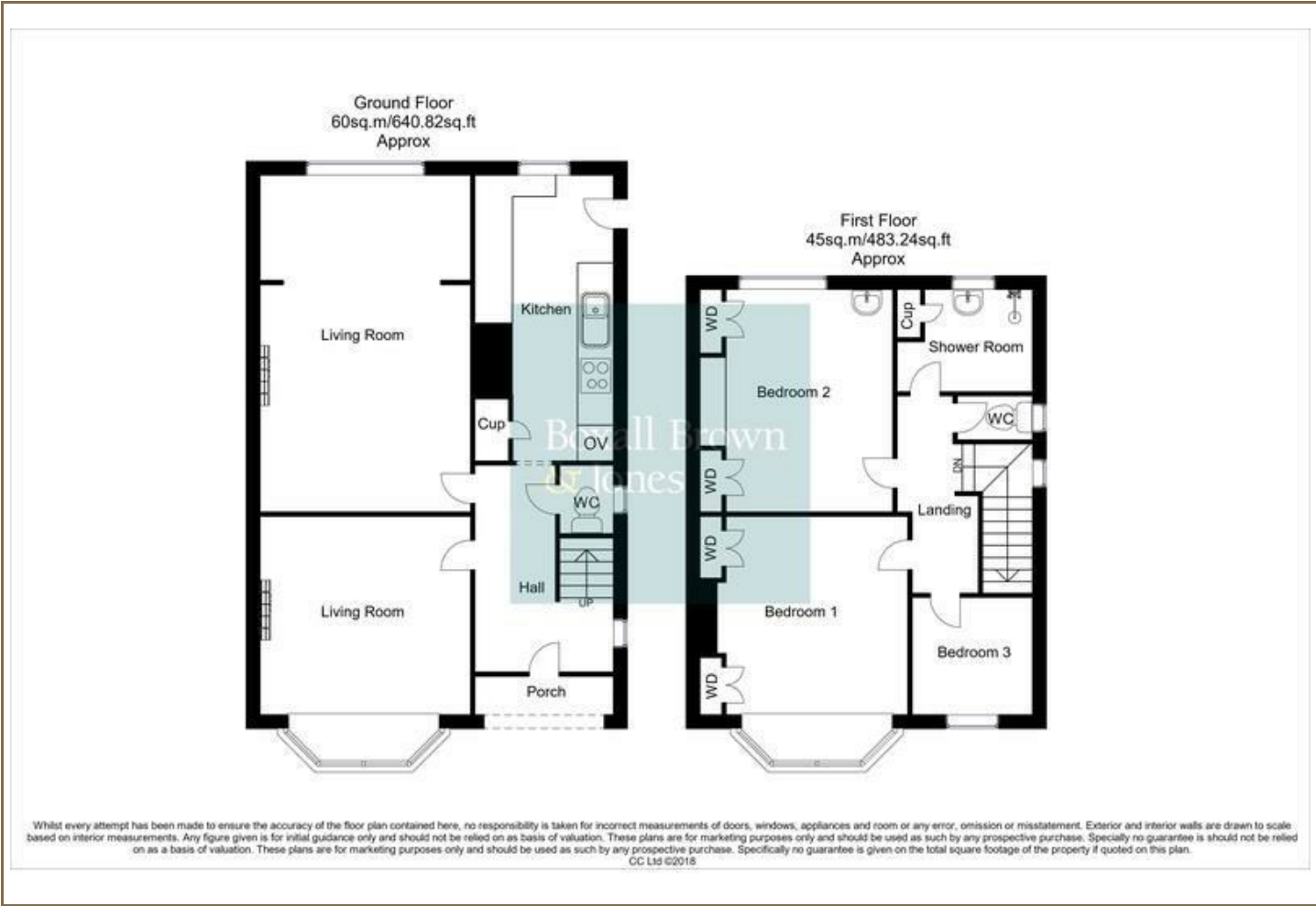
To the front elevation the property benefits from a further lawned garden and there is a driveway with parking for one vehicle. Covered area to the side of the house with access to the rear



Road Map



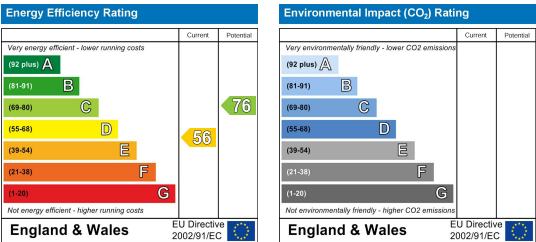
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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