Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

4 Spoonley Wood Court, Littleover, Derby, DE23 3SZ

£426,000

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Enjoying a delightful edge of development position with a generous frontage providing impressive off road parking is this attractive four bedroom detached family home offered for sale with no chain. All the windows and back door were replaced in 2025. Within the Littleover School catchment area. The property has parking for 4 cars.

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The gas centrally heated and recently re-UPVC double glazed windows and rear door comprises, entrance hallway, bay windowed lounge, dining room and conservatory, fitted kitchen with breakfast bar, utility room and WC. To the first floor are four well proportioned bedrooms, the main with ensuite, finally a main four piece bathroom suite.

Externally the property has a generous frontage with turning apron providing off road parking leading to an integral garage. The rear garden is enclosed by attractive walling and fencing with mature fruit trees, patio, lawn and shed.

Heatherton Village is a sought after residential address with excellent nearby local amenities in both Littleover and Mickleover, excellent local schooling including private options, Derby Royal Hospital, city centre and A38/A50 road network connecting to East Midlands Airport and M1 motorway.

ACCOMMODATION

GROUND FLOOR

A covered storm porch leads to:

ENTRANCE HALLWAY

Main front door with owner stained glass panels, stairs to first floor and undertairs store, radiator.

LOUNGE

16'7" into bay x 10'6" (5.05m into bay x 3.20m)

A spacious living room having a front faxing UPVC double glazed bay window, fireplace with inset gas fire, media connections, radiator. Double doors open into:

DINING ROOM

10'6" x 9'4" (3.20m x 2.84m)

A generous dining room adjoining the kitchen, radiator, double doors into:

CONSERVATORY

10' x 9'10" (3.05m x 3.00m)

Of brick base construction with UPVC double glazed windows, French doors and attractive shaped window, tiled floor.

KITCHEN

10'8" x 9'2" (3.25m x 2.79m)

Appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and breakfast bar, tiled walls, electric oven, gas hob and extractor fan, stainless steel sink and drainer, space for further appliances, UPVC double glazed window, radiator.

UTILITY ROOM

7'8" x 5'2" (2.34m x 1.57m)

With a further range of fitted units and tall pantry cupboard, stainless steel sink and drainer, space for two appliances, wall mounted replacement Worcester boiler, UPVC double glazed window and door to garden, radiator.

CLOAKROOM
With low level WC, wash basin, UPVC double glazed window, radiator.

FIRST FLOOR

LANDING
With access to all first floor principle rooms and loft.

BEDROOM ONE
13'8" x 12'8" (4.17m x 3.86m)
A spacious main bedroom with ample space for all bedroom furniture, two front facing UPVC double glazed windows, radiator, airing cupboard and access into:

EN-SUITE
8'6" x 4'7" (2.59m x 1.40m)
Appointed with a three-piece suite comprising a corner shower cubicle with mains shower, wash hand basin and low level level WC, UPVC double glaze window, extractor fan, radiator.

BEDROOM TWO
11'3" x 8'7" (3.43m x 2.62m)
A generous second bedroom having a rear facing UPVC double glaze window, radiator.

BEDROOM THREE
10'11" x 7'11" (3.33m x 2.41m)
Further generous bedroom also having a rear facing UPVC double glaze window, radiator.

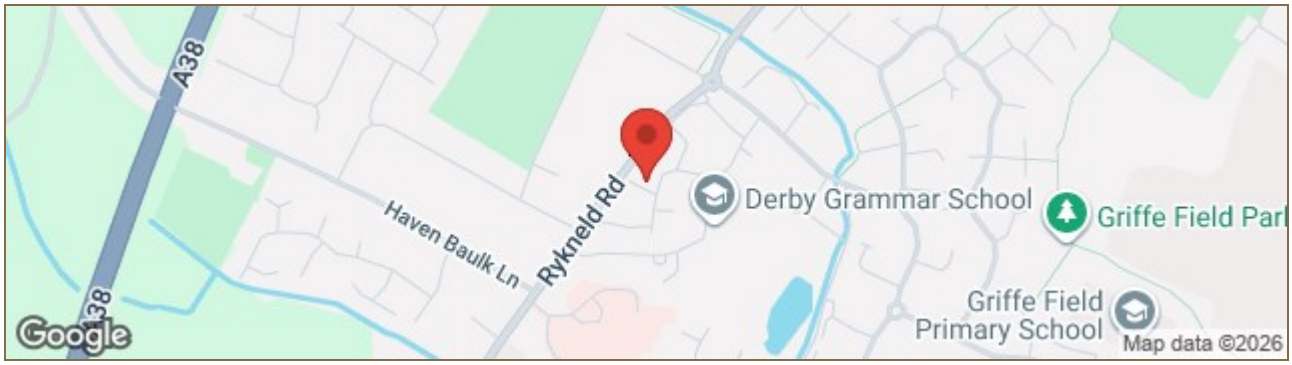
BEDROOM FOUR
8'10" x 7'4" (2.69m x 2.24m)
A good sized fourth bedroom or home office having a rear facing UPVC double glazed window, radiator.

MAIN BATHROOM
Appointed with a four piece suite comprising a bath with a handheld shower attachment, wash hand basin, low-level WC and bidet, half tiled walls, UPVC double glazed window, extractor fan, radiator.

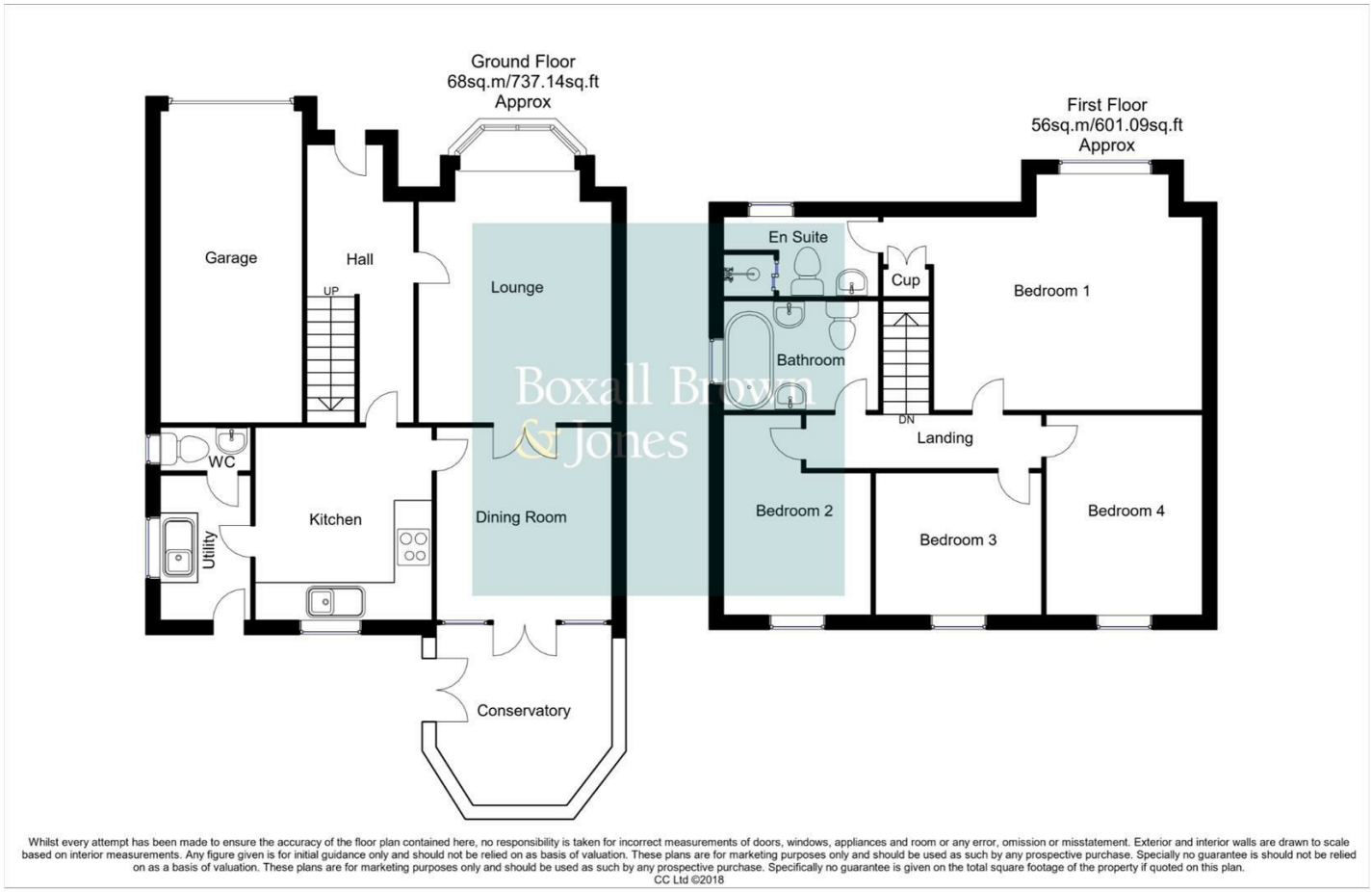
OUTSIDE
Externally the property has a generous frontage with turning apron providing off road

parking leading to an integral garage. The rear garden is enclosed by attractive walling and fencing with mature fruit trees, patio, lawn and shed. The property has ample parking for 4 cars.

Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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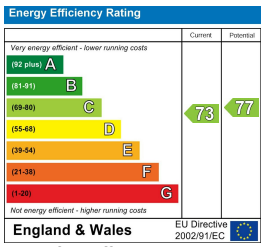
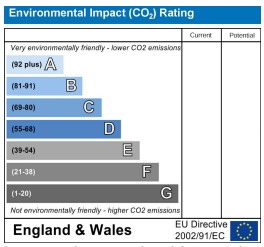
Viewing

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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