



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

**£445,000**



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.



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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 facing 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

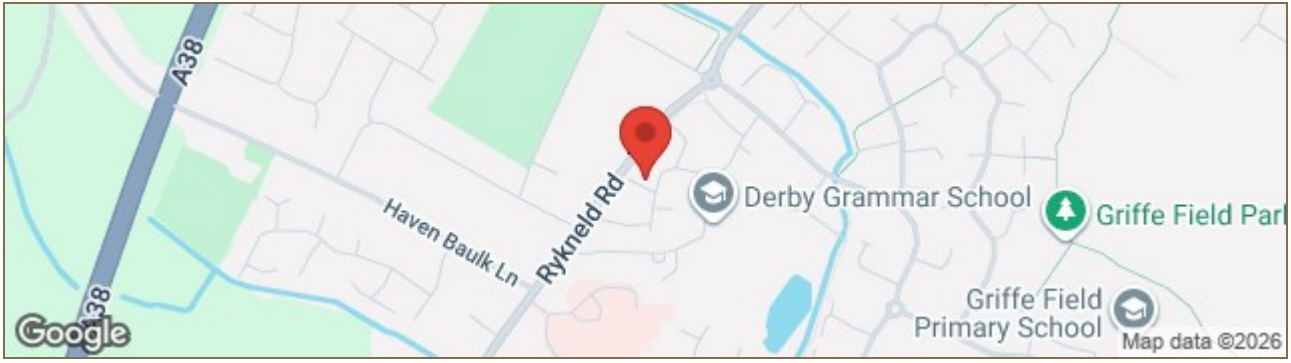


parking leading to an integral garage. The rear garden is enclosed by attractive walling and fencing with mature fruit trees, patio, lawn and shed.

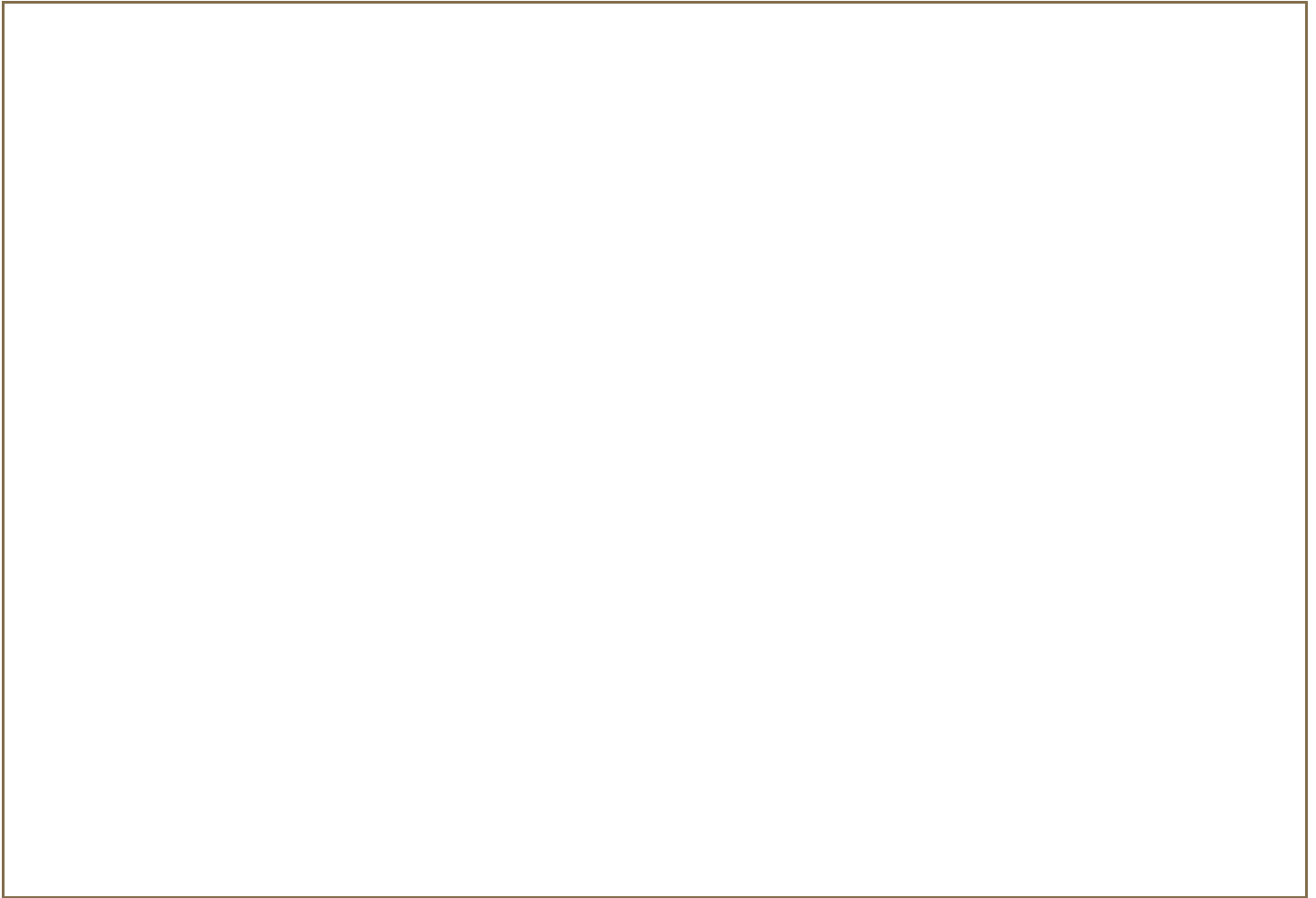




## Road Map



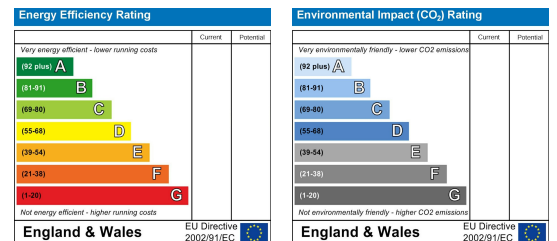
## Floor Plan



## 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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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk