Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

19 Stafford Drive, Littleover, Derby, DE23 3WG

£250,000

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A very smartly presented three bedroom semi-detached property with wider than average plot and tandem driveway with EV charger located on this popular modern development.

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The gas centrally heated and UPVC double glazed accommodation comprises entrance hallway with stairs to the first floor, ground floor WC, dining kitchen with integrated appliances, spacious living room with French doors to the rear patio. To the first floor are three well proportioned bedrooms, the principal with a built-in wardrobe and ensuite, finally the main bathroom with shower over bath.

Externally the property occupies a larger than average plot with a side tandem driveway with EV charger and a neatly gravelled front garden. The rear garden has been landscaped with a large patio area, pathways, lawn, second seating area and garden shed with adjoining storage area all enclosed by timber fencing.

This modern property is located on the Highfields development off Rykneld Road with a local grocery store, open green spaces and pleasant pathways. Also nearby is Littleover and Mickleover village centres with an impressive range of local amenities and facilities, the A38, Derby city centre and Royal Hospital.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Main entrance door into a spacious hallway with stairs to the first floor with store cupboard beneath and recess, inset floor mat, laminate flooring beyond, side UPVC double glazed window, radiator.

CLOAKROOM

6'2" x 3'4" (1.88m x 1.02m)

Low level WC and wash hand basin, laminate flooring, large feature wall mirror, extractor fan, radiator.

KITCHEN DINER

11'3" x 11'1" (3.43m x 3.38m)

Appointed with a plentiful range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, stainless steel sink and drainer, electric oven, induction hob and extractor fan over, integrated appliances include a washing machine, dishwasher and fridge freezer, wall mounted and concealed combination boiler, front facing UPVC double glazed window, laminate floor covering, inset

ceiling spotlights, radiator. Ample space for a breakfast table and chairs.

LIVING ROOM
15'6" x 12' (4.72m x 3.66m)
A spacious room having a central pair of UPVC double glazed French doors and side windows, ample space for comfortable furniture, media connections, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE
9'8" x 9'2" (2.95m x 2.79m)
A spacious main bedroom with fitted wardrobes with sliding mirrored doors, UPVC double glazed window to the front elevation, radiator.

EN-SUITE
5'9" x 5'6" (1.75m x 1.68m)
Appointed with a shower cubicle with electric shower, glazed folding screen, low level WC, wash hand basin, tiled floor, UPVC double glazed window, extractor fan, inset ceiling spotlights, radiator.

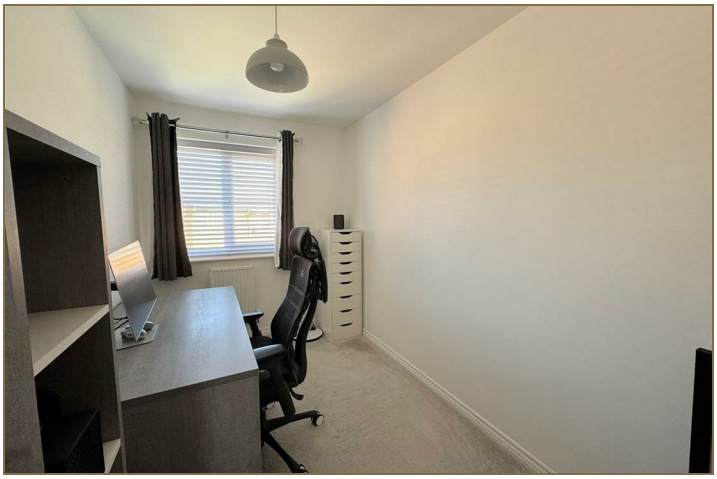
BEDROOM TWO
10'10" x 8'8" (3.30m x 2.64m)
Currently used a dressing room but a generous second bedroom with a rear facing UPVC double glazed window, radiator.

BEDROOM THREE
12'1" x 6'6" (3.68m x 1.98m)
A generous third bedroom having a recess suitable for a wardrobe etc, rear facing UPVC double glazed window, radiator.

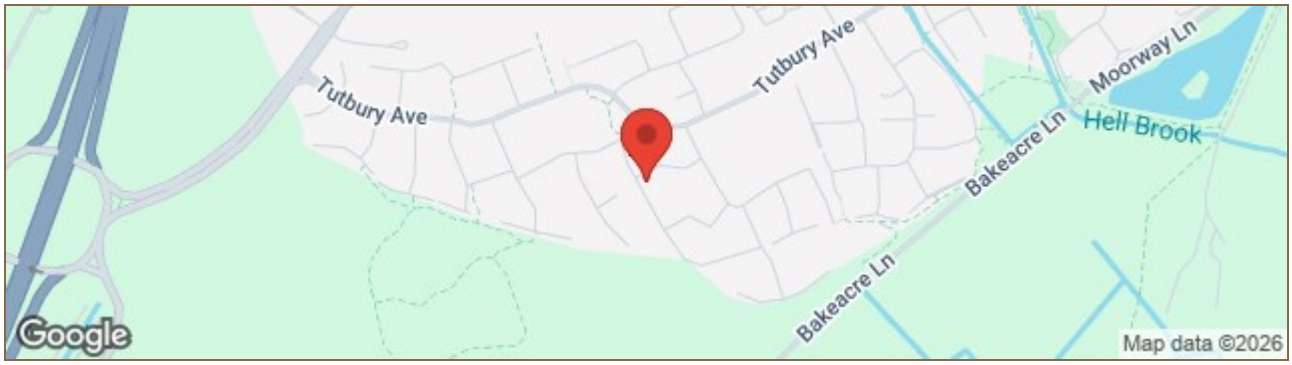
BATHROOM
6'7" x 5'5" (2.01m x 1.65m)
Appointed with a white three piece suite comprising a panelled bath with mains chrome shower over, shower screen and tiled walls, wash hand basin and WC, tiled floor, inset ceiling spotlights, extractor fan, radiator.

OUTSIDE

Externally the property occupies a larger than average plot with a side tandem driveway with EV charger and a neatly gravelled front garden. The rear garden has been landscaped with a large patio area, pathways, lawn, second seating area and garden shed with adjoining storage area all enclosed by timber fencing.



Road Map

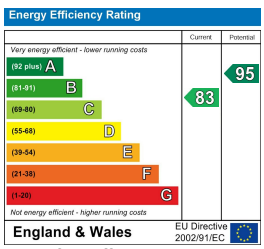


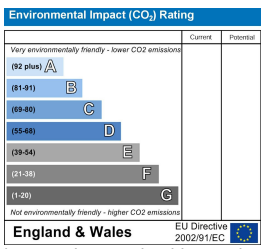
Floor Plan

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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