



19 Sedgemoor Way, Littleover, Derby, DE23 3YX

No Onward Chain
£425,000



NO ONWARD CHAIN. Situated within the heart of Heatherton Village, this is a well appointed four bedroom detached house which benefits from gas central heating, double glazing and gardens to both the front and rear. The property does require some modernisation.



19 Sedgemoor Way, Littleover, Derby, DE23 3YX

No Onward Chain £425,000



Internally the spacious accommodation briefly comprises an entrance hall with ground floor cloakroom and staircase leading to the first floor as well as a personal door to the garage. The ground floor has a lounge with bay window overlooking the front elevation and feature fireplace and there is a dining room, dining kitchen with integrated appliances and ground floor utility with door to the rear. To the first floor are four good sized bedrooms, the master bedroom with en-suite and family bathroom.

Outside the property benefits from a lawned garden to the rear with well stocked borders and to the front there is a garden, driveway and access to a garage.

Heatherton Village is a highly sought after residential location a short distance from the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The village of Littleover itself, situated close by, has a further range of all facilities you would expect from a village centre.

The property is situated within the catchment area of Littleover Community School which is a highly sought after secondary school and the property is also within walking distance of private schools if desired by a family purchaser.

This sale represents an ideal opportunity to acquire a delightful family home which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With double radiator, staircase leading to the first floor and personal door to the garage.

GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin and radiator and frosted double glazed window.

LOUNGE

10'8" x 16' (3.25m x 4.88m)

(Measurement taken to the centre of the bay window)

With a walk in double glazed window to the front elevation, feature fireplace with coal effect gas fire, two radiators and double doors leading to the:

DINING ROOM

8'4" x 11'3" (2.54m x 3.43m)

With lobby area, double glazed French doors leading to the rear garden and radiator.

DINING KITCHEN

9'4" x 11'1" (2.84m x 3.38m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and enclosed extractor over. The kitchen benefits from a stainless steel sink unit with sink beneath a double glazed window overlooking the garden and there is appliance space, useful kitchen drawers, glass display cabinet, radiator and space for a small dining table.

UTILITY ROOM

4'9" x 8'4" (1.45m x 2.54m)

With a range of complementary work surface/preparation areas, wall and base cupboards, appliance space, radiator, double glazed door to the rear elevation and wall mounted boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR

LANDING

With access to the loft, radiator and airing cupboard with hot water tank.

BEDROOM ONE

14'1" x 10'10" (4.29m x 3.30m)

(Maximum measurement)

With double glazed window to the front elevation, radiator and fitted wardrobes.

EN-SUITE

With low level WC, wash hand basin, shower cubicle with shower, radiator and frosted double glazed window.

BEDROOM TWO

12' x 8'6" (3.66m x 2.59m)

With double glazed window to the rear elevation, radiator and fitted wardrobe.

BEDROOM THREE

8'10" x 9'1" (2.69m x 2.77m)

With double glazed window to the rear elevation and radiator.

BEDROOM FOUR

8'10" x 7' (2.69m x 2.13m)

With double glazed window to the rear and radiator.

BATHROOM

7'2" x 6'4" (2.18m x 1.93m)

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath, complementary tiling, frosted double glazed window, electric shaver point and radiator.

OUTSIDE

Outside the property benefits from a lawned garden to the rear which has a range of well stocked borders.



To the front of the house there is a garden and driveway with access to a:

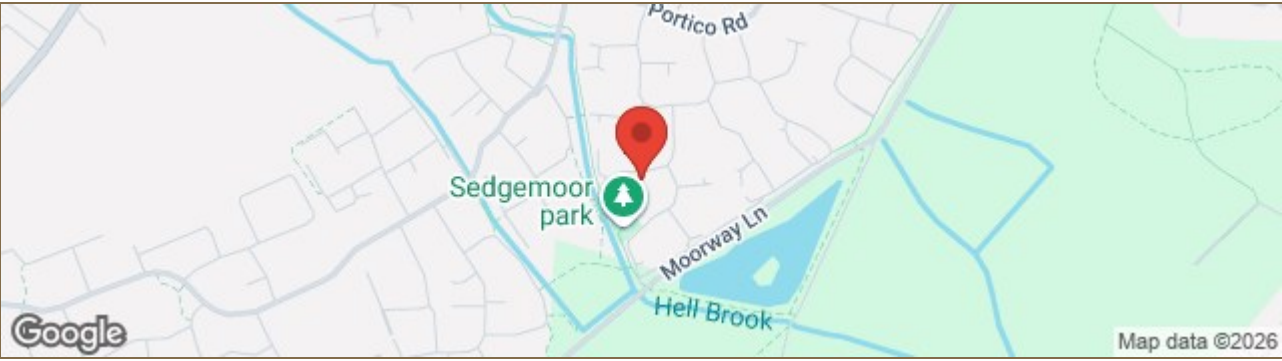
GARAGE

8' x 17'3" (2.44m x 5.26m)

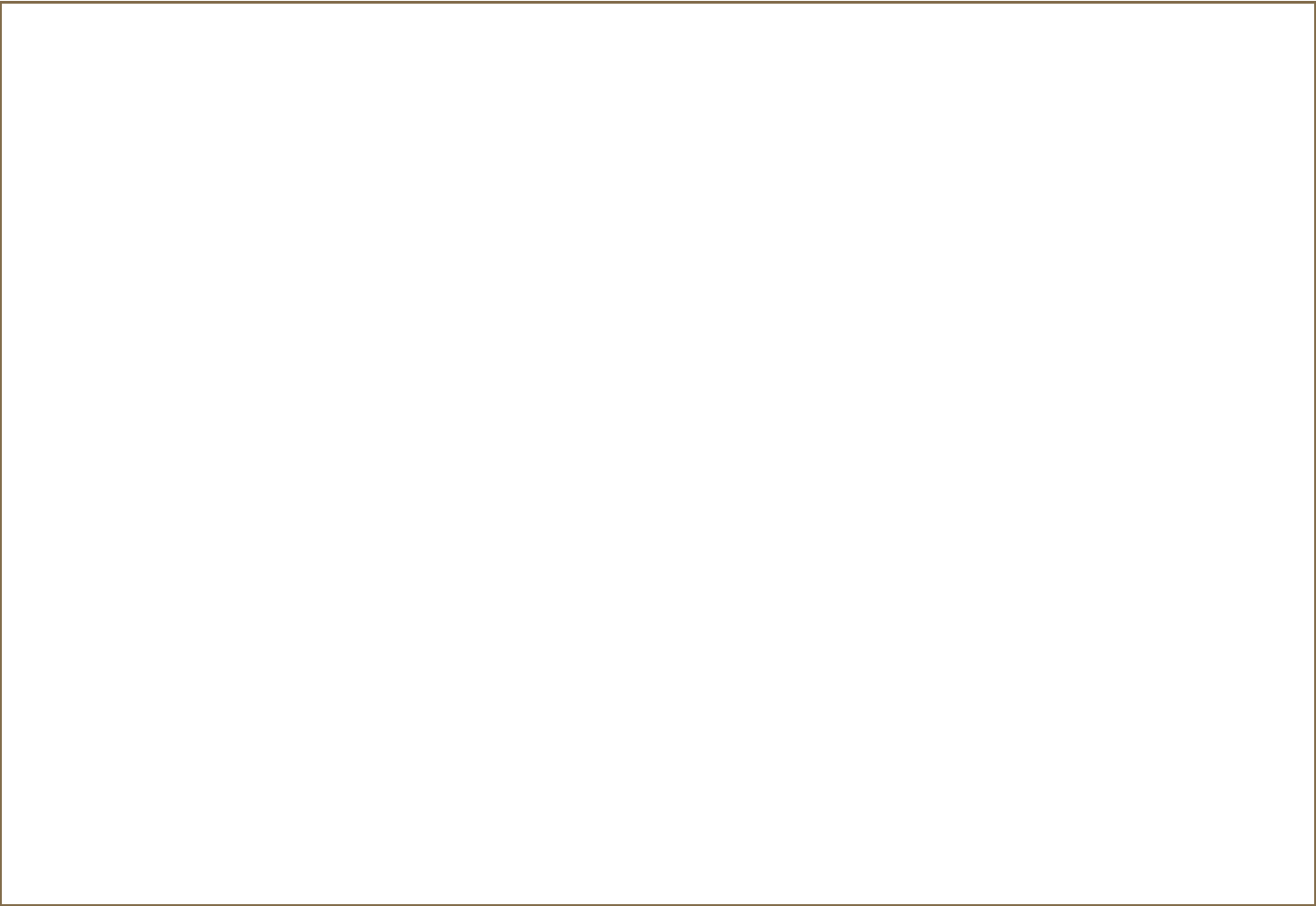
With up and over door, power and light.



Road Map



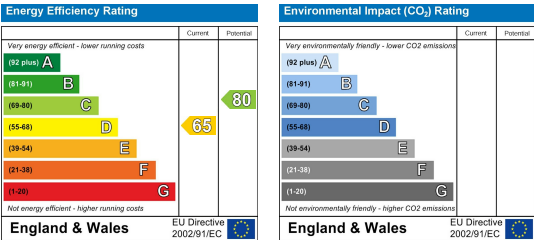
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk