



2 Bed House - Townhouse

43 Rossington Drive, Littleover, Derby DE23 3UP
£895 Per Calendar Month



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Modern Townhouse
- Gas Central Heating
- Lounge
- Kitchen/Dining Room
- Two Bedrooms, & Bathroom
- Private Garden
- Driveway
- Unfurnished
- Available Immediately - Ideal For Royal Derby Hospital
- Handy for Littleover Village, A38 & A50

A highly popular two bedroom, mid-town house occupying a cul-de-sac location within the sought after development of Heatherton Village - Unfurnished

In brief the gas central heated and sealed unit double glazed living accommodation consists of on the ground floor; storm porch, entrance hall with staircase leading to the first floor, lounge/dining room with patio doors opening onto the private rear garden and kitchen. The first floor landing leads to two bedrooms and a bathroom.

To the rear of the property there is a private, low maintenance, enclosed rear garden with shed

To the front of the property is an allocated car parking space.

The Location

The property occupies a convenient location, a short stroll from amenities at Heatherton Village and also offers easy access to Littleover village centre, which has an excellent range of shops, including a supermarket, post office and petrol station. There is a regular bus service to Derby City centre which lies some 3 miles to the north, including the noted Derbion shopping centre.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted Littleover Community School. Private education is also available nearby at Derby High School and Derby Grammar School for Boys.

The location is extremely convenient for Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway.

Accommodation

Ground Floor

Storm Porch

With half glazed door opening into entrance hall.

Entrance Hall

With tiled flooring, radiator and staircase leading to first floor.

Lounge

12'9" x 9'6" (3.91 x 2.91)

With radiator, sealed unit double glazed window, under-stairs storage cupboard and open archway leading into kitchen/dining room.



Kitchen/Dining Room

12'5" x 8'11" (3.81 x 2.74)

With single stainless steel sink unit with mixer tap wall and base units, worktops, built-in four ring gas hob, built-in electric oven, extractor hood, washing machine, concealed combination boiler, radiator, sealed unit double glazed window and sealed unit double glazed patio doors opening onto private garden.



First Floor

Landing

With access to roof space.

Bedroom One

12'11" x 12'7" (3.96 x 3.85)

With wardrobe, built-in storage cupboard with radiator, two bedside cabinets, radiator and two sealed unit double glazed windows to front.



Bedroom Two

10'9" x 6'2" (3.28 x 1.89)

With wardrobe, radiator and sealed unit double glazed window.



Bathroom

5'9" x 5'8" (1.77 x 1.73)

With bath with mixer tap/shower attachment, pedestal wash handbasin, low level WC, tiled splash-backs, radiator and sealed unit double glazed window.



Garden

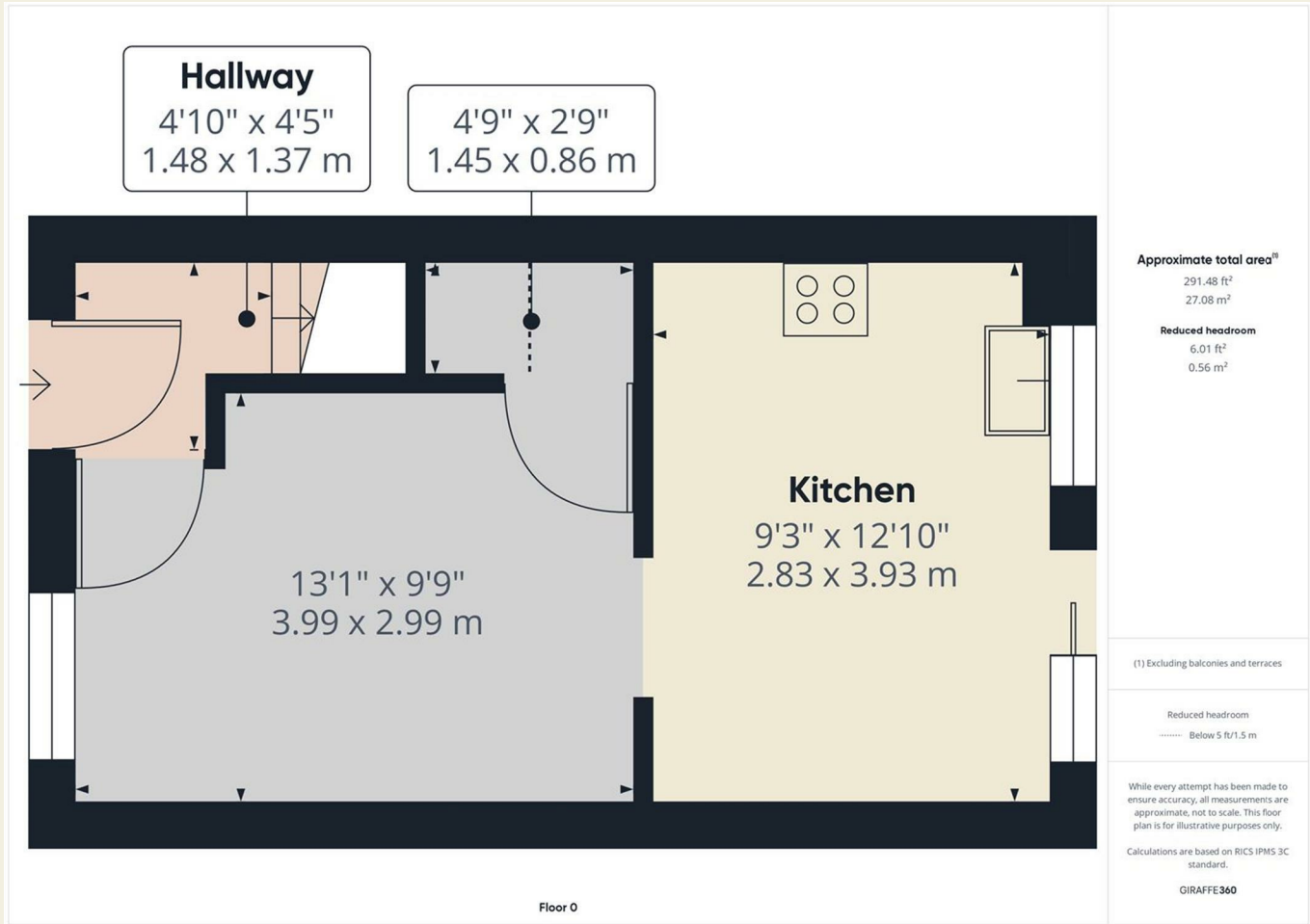
To the rear of the property is a low maintenance paved enclosed rear garden with timber shed.

Driveway

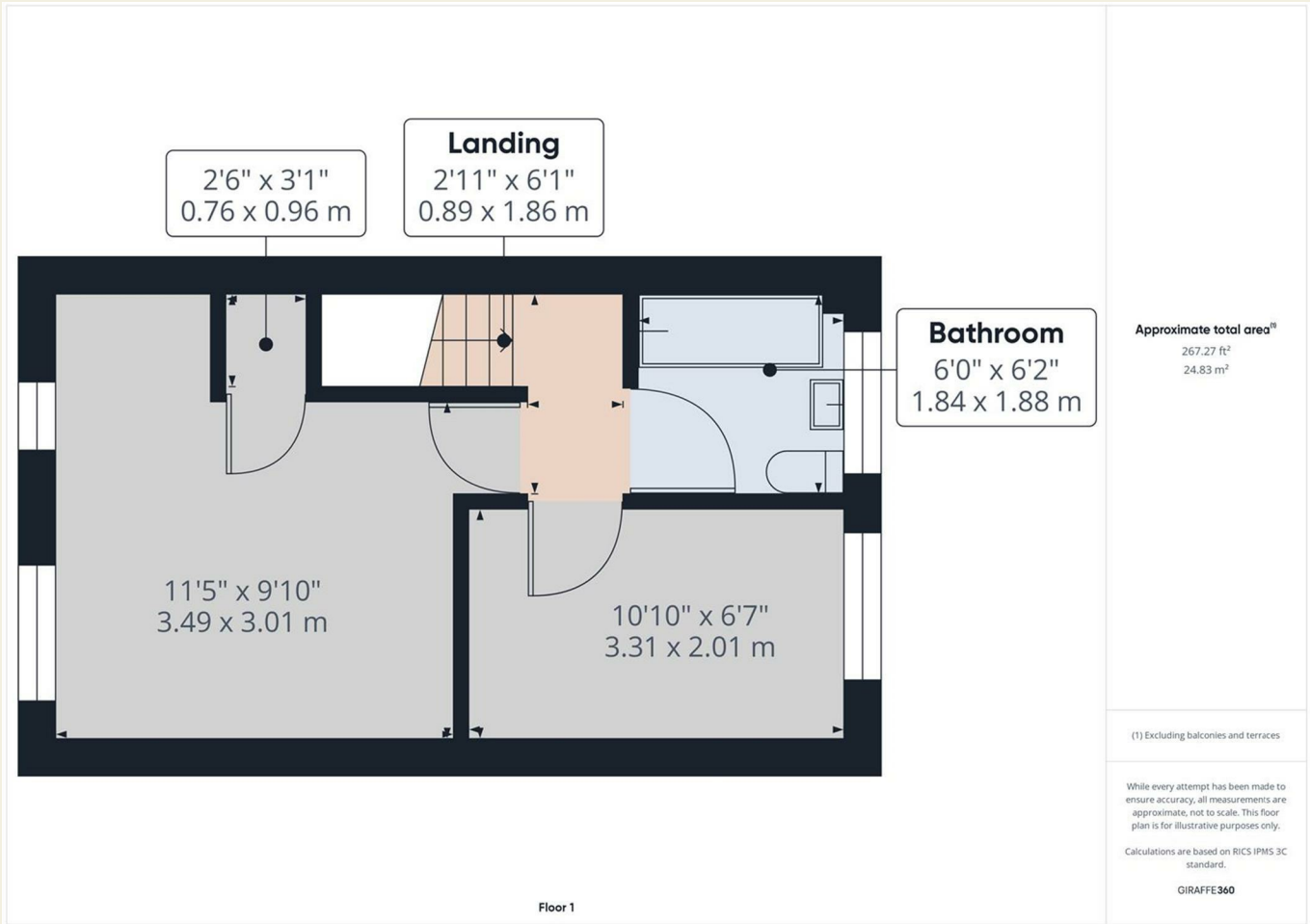
A driveway provides car standing space.

Council Tax - B

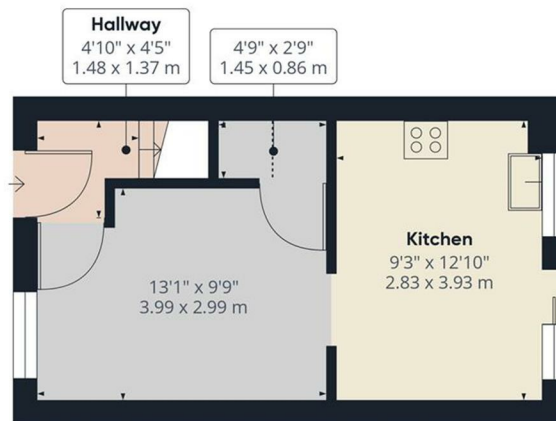
Derby City



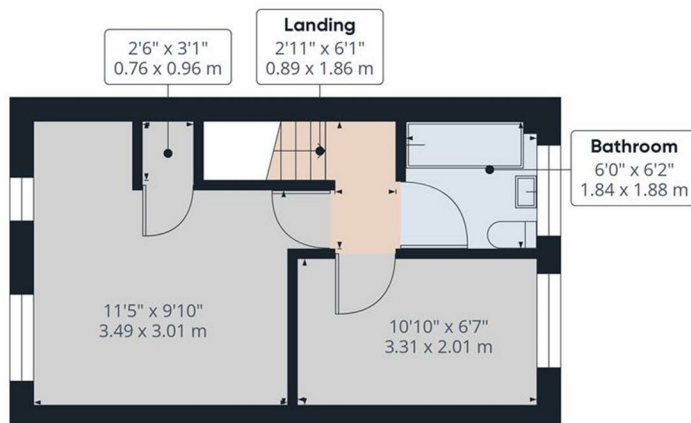
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Floor 0



Floor 1

Approximate total area⁽¹⁾

558.75 ft²
51.91 m²

Reduced headroom

6.01 ft²
0.56 m²

(1) Excluding balconies and terraces

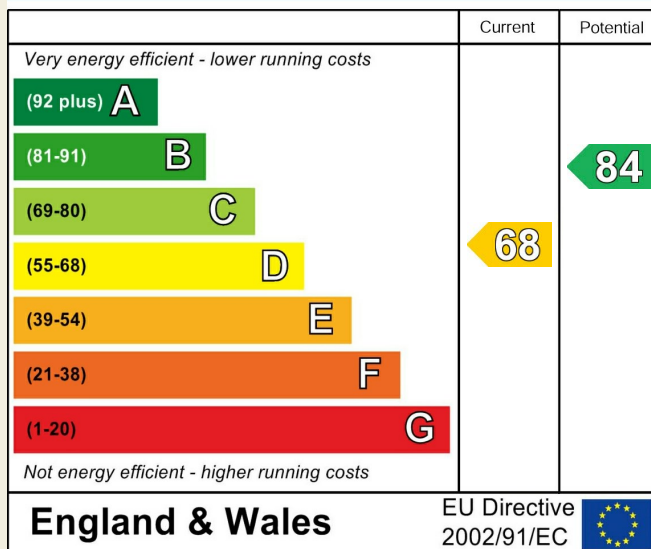
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

