

## 3 Kings Drive, Littleover, Derby, DE23 6EW

---

Price £375,000

Freehold

---



- NO CHAIN – True Character Dwelling
- Potential For Extension
- Good Size Driveway & Garage
- Beautiful, Two Tier garden
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Kitchen
- Two First Floor Double Bedrooms
- Well-Appointed Shower Room
- Highly Convenient Location
- Close to Excellent Transport Links





## Summary

---

NO UPWARD CHAIN - This is a truly characterful, two double bedroom, detached residence occupying a prime location close to Littleover centre and Derby Royal Hospital.

Offering much character throughout the property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, lounge, dining room and fitted kitchen. The first floor landing leads to two double bedrooms and a well-appointed shower room.

The property is set back from the road behind an attractive, well-established fore-garden and features a good sized driveway running down the side of the house leading to a single garage. To the rear of the property is an upper level terrace/patio, steps lead down to a lawn with beautifully stocked borders.

# F&C

## The Location

The property is a short distance from the centre of Littleover with a full range of amenities along Burton Road. Good schooling at all levels is available within close proximity. There is a regular bus service into Derby City centre and there is easy access to the hospital and major transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

13'1" x 5'11" (4.01 x 1.81)

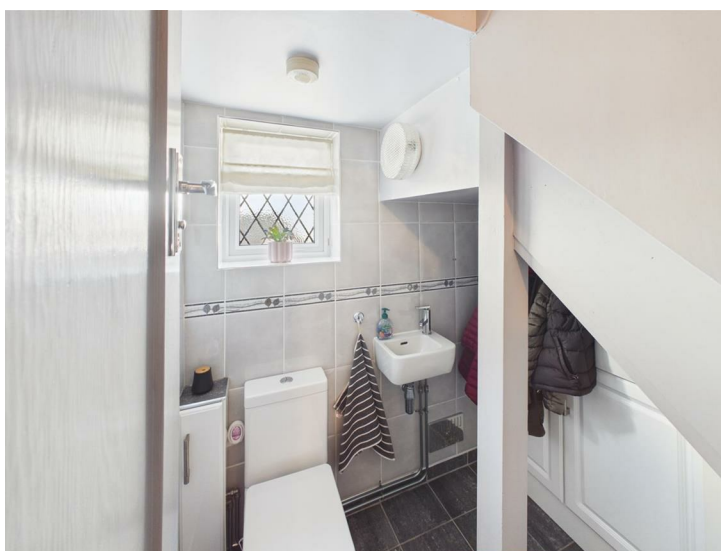
A panelled entrance door with glazed inset provides access to hallway with feature corner brick fire surround, ideal for an electric fire, two central heating radiators, oak flooring, staircase to first floor and double glazed and leaded window to side.



#### Fitted Guest Cloakroom

5'10" x 3'9" (1.80 x 1.16)

Partly tiled with a white suite comprising low flush WC, wash handbasin, central heating radiator, understairs storage space and double glazed and leaded window to side.



## Lounge

14'0" x 12'9" (4.29 x 3.90)

Featuring a chimney breast with open recess ideal for an electric fire and timber lintel, period style central heating radiator, wood flooring, two double glazed windows to side and double glazed and leaded window to front.



## Dining Room

13'6" x 10'2" (4.13 x 3.12)

A glazed door from the lounge leads to the dining room with contemporary floor to ceiling central heating radiator, wood flooring and double glazed French doors to garden.



## Kitchen

11'3" x 11'0" (3.43 x 3.37)

Comprising quartz worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, quality fitted base cupboards and drawers, complementary wall mounted cupboards, integrated fridge freezer, double oven, gas hob with extractor hood over, appliance space suitable for washing machine, central heating radiator, tile floor, two double glazed and leaded windows to side, double glazed window to rear and panelled and double glazed door to garden.



### First Floor Landing

13'1" x 4'7" (4.00 x 1.42)

A semi-galleried landing with feature balustrade, central heating radiator and double glazed and leaded window to front.



### Bedroom One

13'10" x 12'8" (4.23 x 3.88)

With feature cast iron fireplace and raised hearth, central heating radiator, fitted wardrobe and double glazed and leaded windows to side and front.



### Bedroom Two

11'2" x 11'0" (3.42 x 3.36)

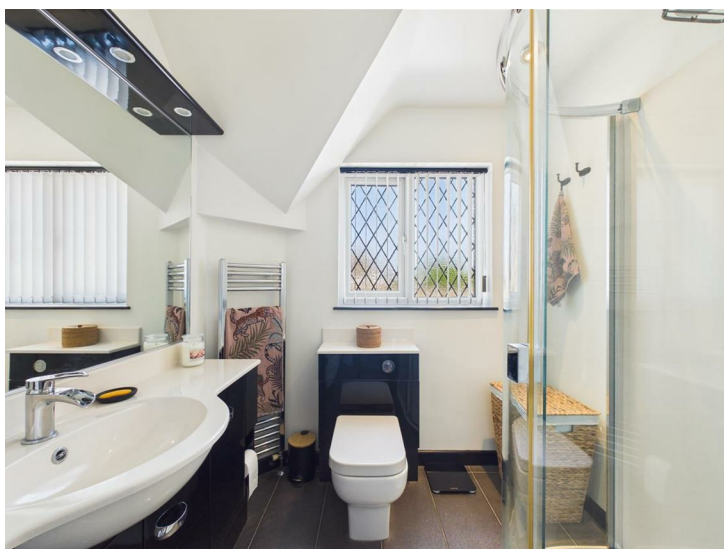
Having a central heating radiator, an extensive range of fitted wardrobes and double glazed window to rear.



### Well-Appointed Shower Room

6'10" x 6'0" (2.10 x 1.83)

Appointed with a low flush WC, vanity unit with wash handbasin with storage beneath and fitted mirror over, shower cubicle, chrome towel radiator and double glazed and leaded window to side.



## Outside

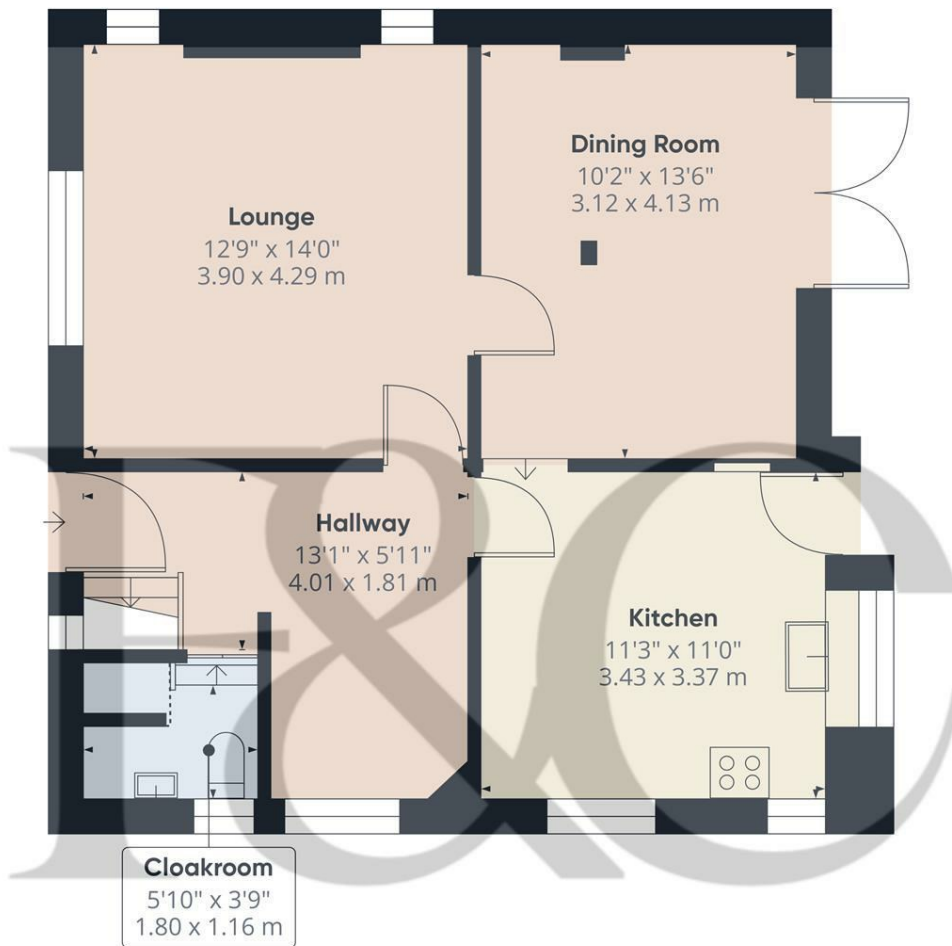
The property features an attractive, lawn fore-garden with plants and shrubs and picket style fence. There is a tarmac driveway providing ample off-road parking with access down the side to a detached single garage. Shed with lighting and power. There is potential to extend the property (subject to planning permission).

Immediately to the rear of the property is an upper level terrace/patio with steps leading down to a lawn. The lawn is bounded by flowerbeds/borders containing plants and shrubs. There is a further patio section to the foot of the garden, all bounded by timber fencing.



**Council Tax Band D**





Floor 0

**Approximate total area<sup>(1)</sup>**

586 ft<sup>2</sup>  
54.4 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

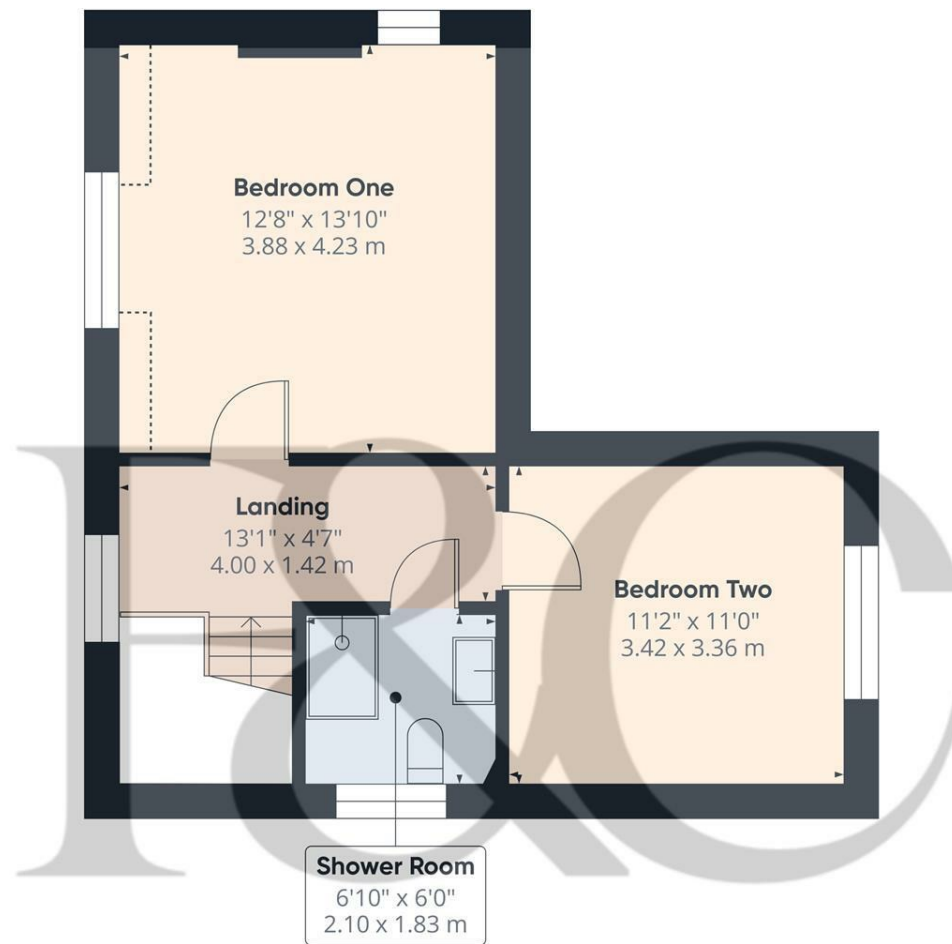
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

**Approximate total area<sup>(1)</sup>**

410 ft<sup>2</sup>  
38 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Duffield Office  
Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office  
15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office  
3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

Nottingham Office  
2 Broadway  
The Birkin Building  
Lace Market  
Nottingham  
NG1 1PS

01158 222244  
nottingham@fletcherandcompany.co.uk

3 Kings Drive  
Littleover  
Derby  
DE23 6EW

Council Tax Band: D  
Tenure: Freehold



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>59</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |