

18 Somerton Close, Littleover, Derby, DE23 3AZ

Price £225,000

Freehold



- Extremely convenient location on popular new estate.
- Double Glazing & Gas Central Heating
- Entrance Hall
- Fitted Guest Cloakroom
- Lounge
- Breakfast Kitchen
- Two First Floor Bedrooms & Bathroom
- Enclosed Lawned Rear Garden
- Driveway Providing Two Parking Spaces
- NHBC Warranty





Summary

Superbly presented, modern two bedroom semi-detached residence occupying a quiet yet convenient position on the popular Highfields Development in Littleover.

This is a superbly presented modern two bedroom semi-detached residence occupying a pleasant position and benefits from a driveway providing two off road parking spaces and enclosed lawned garden to the rear.

Internally, the property has UPVC double glazing and gas central heating with hall, fitted guest cloakroom, lounge, breakfast kitchen and landing leading to two bedrooms and bathroom.

F&C

The Location

The Highfields Development has been recently constructed to the South of Derby in the popular suburb of Littleover. Close by is a newly constructed Primary School and small supermarket along with a further selection of shops. Littleover Village centre is a short drive North and provides a further range of amenities and facilities with excellent transport links also within easy reach by way of the A38 and A52.

Accommodation

Ground Floor

Entrance Hall

Panelled sealed unit double glazed entrance door provides access into entrance hall with central heating radiator.

Lounge

12'9" x 12'5" (3.89 x 3.81)

With stylish wood effect laminate flooring, central heating radiator, tv and telephone points, UPVC double glazed window to front with bespoke shutter blinds, staircase to first floor and door to inner lobby.



Inner Lobby

With door to understairs storage cupboard, door to fitted guest cloakroom WC and open access into kitchen.

Guest Cloakroom WC

5'4" x 3'2" (1.63 x 0.98)

Fitted with a white suite comprising low flush WC, pedestal wash handbasin, central heating radiator and extractor fan.



Kitchen

12'8" x 7'10" (3.88 x 2.41)

With woodgrain effect preparation surfaces with matching upstands and tiled surrounds, inset stainless steel sink unit with mixer tap, fitted gloss finish base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, appliance spaces suitable for fridge/freezer and washing machine, central heating radiator and UPVC double glazed French doors with matching side lights opening onto garden.



First Floor

Landing

Semi-galleried landing with the continuation the feature balustrade, central heating radiator, access to loft space and panelled doors to two bedrooms and bathroom.

Bedroom One

12'10" x 9'8" (3.92 x 2.95)

With central heating radiator, over-stairs storage cupboard and UPVC double glazed window to front with pleasant open outlook.



Bedroom Two

12'9" x 7'11" (3.90 x 2.43)

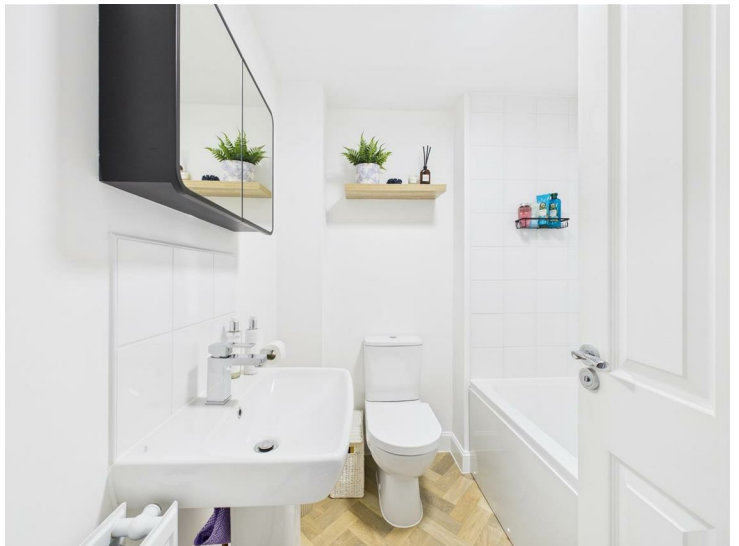
With central heating radiator and UPVC double glazed window to rear.



Bathroom

6'2" x 6'0" (1.90 x 1.83)

With a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with Mira shower over, central heating radiator and shaver point.



Outside

To the rear of the property is an enclosed garden bound by fencing featuring lawn and gravelled seating area.

To the front of the property are two allocated off road parking spaces.

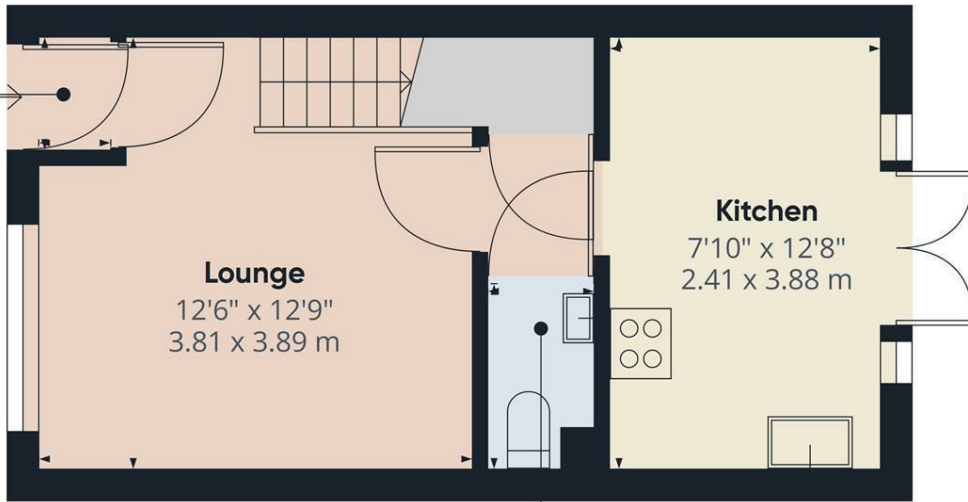


Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £170.84. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band B

Entry
2'3" x 3'3"
0.70 x 1.00 m



WC
3'2" x 5'4"
0.98 x 1.63 m

Approximate total area[®]
309.24 ft²
28.73 m²

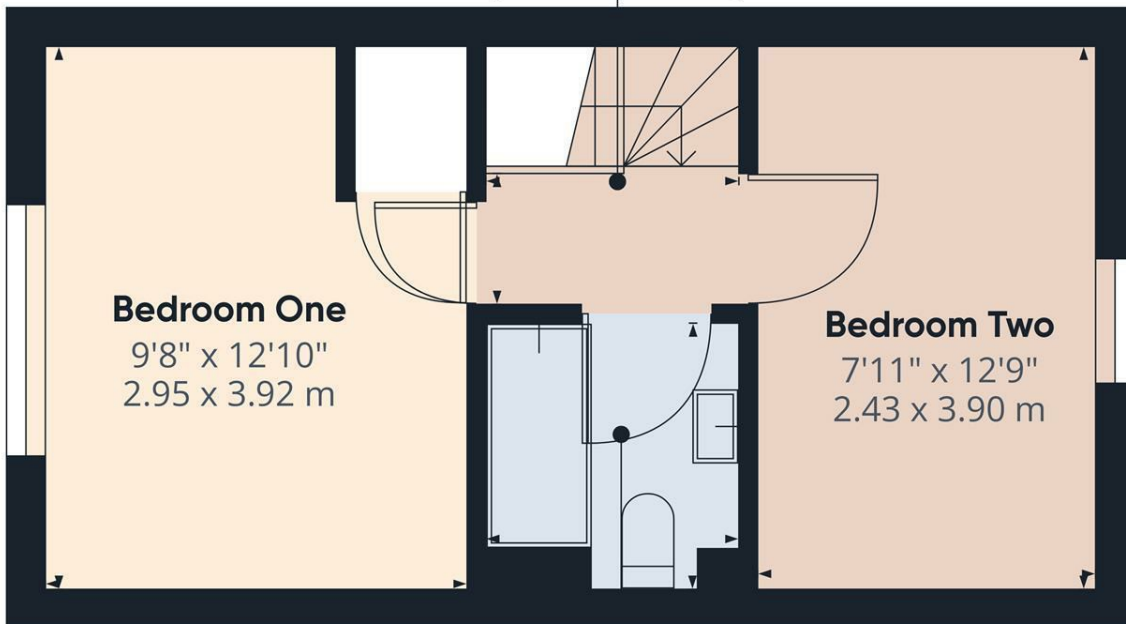
Excluding balconies and terraces

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

GIRAFFE360

Floor 0

Landing
5'11" x 3'0"
1.82 x 0.93 m



Bedroom One
9'8" x 12'10"
2.95 x 3.92 m

Bedroom Two
7'11" x 12'9"
2.43 x 3.90 m

Bathroom
5'11" x 6'2"
1.83 x 1.90 m

Approximate total area[®]
277.86 ft²
25.81 m²

Excluding balconies and terraces

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Floor 1



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Littleover
Derby
DE23 3AZ

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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	