

## 15 Beeston Drive, Littleover, Derby, DE23 3AA

Offers Around £325,000

Freehold



- Popular Residential Location
- High Specification Home, Constructed by Meadowview Homes of Derby
- Extensive Driveway & Private Garden
- Entrance Hall & Fitted Guest Cloakroom
- Superb Open Plan Living Space comprising High Specification Fitted Kitchen & Lounge/Dining with Bi Fold Doors
- Three First Floor Bedrooms & Bathroom
- Second Floor Principal Suite with Double Bedroom, En-Suite Shower Room & Attic Space
- Highly Convenient Location
- Easy Access to Fabulous Range of Amenities in Littleover centre
- Viewing Highly Recommended





## Summary

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An extremely stylish, four bedroom, semi-detached residence built by Meadowview Homes to a high specification on the sought after Highfields Estate in Littleover.

This impressive looking property is extremely well-appointed throughout with underfloor heating to the ground floor and comprises entrance hall, fitted guest cloakroom, superb open plan dual aspect living space with high specification, fully integrated kitchen to the front and open plan lounge/dining room to rear with bespoke media wall and bifold doors to garden. The first floor accommodation features three bedrooms and a superbly appointed bathroom. The second floor comprises of the principal suite with double bedroom and en-suite shower room plus landing area with useful attic space.

Outside, the property has a block paved driveway to the side providing ample off-road parking. To the rear is a private, non-overlooked garden featuring a lawn and patio.

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## **The Location**

Highfields Estate is a popular residential location with a nearby parade of shops providing various amenities. There is also a recently constructed primary school and the property is within the John Port catchment school area in Etwell. Littleover village centre offers a further range of amenities and there is easy access to Rolls Royce, Toyota and principle transport links including the A38 and A50.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

11'1" x 6'3" (3.38 x 1.92)

A stylish entrance door provides access to hallway with wood effect tile flooring with underfloor heating and staircase to first floor.

Please note, underground heating runs throughout the ground floor.

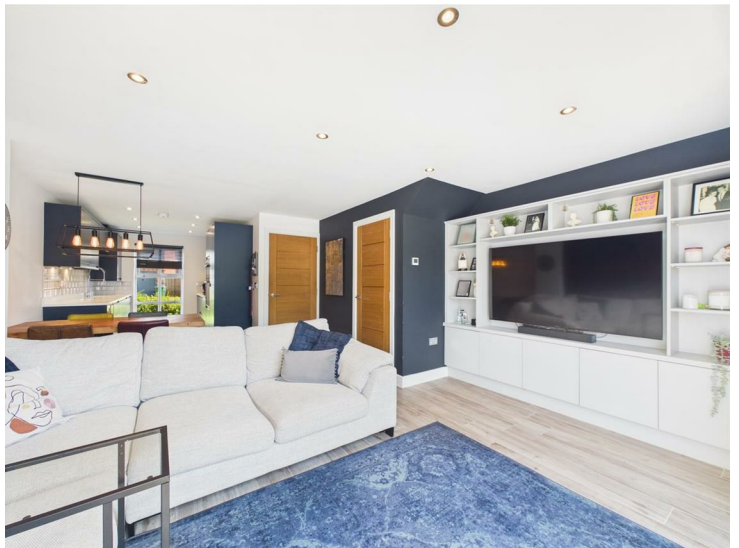
#### **Fitted Guest Cloakroom**

4'9" x 2'9" (1.47 x 0.84)

Appointed with a low flush WC, vanity unit with wash handbasin, underfloor heating and window to side.



## Stunning Open Plan Living Space



## Lounge Area

15'7" x 15'3" (4.75 x 4.65)

With wood effect tile flooring, recessed ceiling spotlighting, bespoke fitted media wall ideal for a flat screen TV with open shelving storage and bi fold doors to garden.



## Dining Area

With continuation of the wood effect tile flooring and useful storage cupboard.



## Kitchen

11'0" x 7'11" (3.37 x 2.43)

A high quality kitchen with quartz worktops with matching upstands and further tiled surrounds, inset ceramic sink unit with flexible mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, Bosch induction hob with extractor hood over, double Bosch oven, integrated fridge freezer, dishwasher, wine fridge and washing machine, wall mounted Baxi gas fired boiler, recessed ceiling spot lighting and feature double glazed picture window to front.



## First Floor Landing

11'0" x 3'2" (3.36 x 0.98)

A semi-galleried landing with feature balustrade and double glazed window to side.

### Bedroom Two

13'2" x 9'7" (4.02 x 2.93)

With central heating radiator, fitted wardrobe and drawers and two double glazed windows to front.



### Bedroom Three

10'4" x 8'2" (3.16 x 2.51)

Having a central heating radiator and double glazed picture window to front.



### **Bedroom Four**

7'0" x 6'3" (2.14 x 1.91)

With central heating radiator, feature wood panelled wall and double glazed picture window to front.



### **Superbly Appointed Bathroom**

8'2" x 6'5" (2.50 x 1.97)

Fully tiled and appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, panelled bath with shower over, chrome towel radiator and recessed ceiling spotlighting.



### **Second Floor Landing**

3'4" x 2'9" (1.02 x 0.86)

A small landing area with walk in attic.

### Principal Bedroom

12'11" x 11'1" (3.94 x 3.38)

Having a central heating radiator, recessed ceiling spotlighting, fitted wardrobe with sliding mirror doors, bespoke storage and two double glazed Velux windows to the front elevation.



### En-Suite Shower Room

8'0" x 3'10" (2.44 x 1.19)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and drawer beneath, shower cubicle, chrome towel radiator and sealed unit double glazed Velux window to rear.



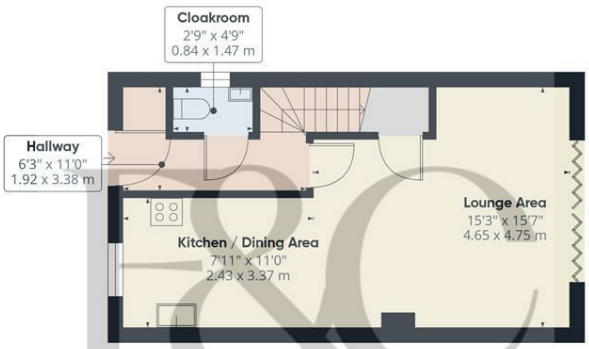
## Outside

To the rear of the property is a patio area which gives way to a lawn bounded by timber fencing. The property is private and non-overlooked from the rear.

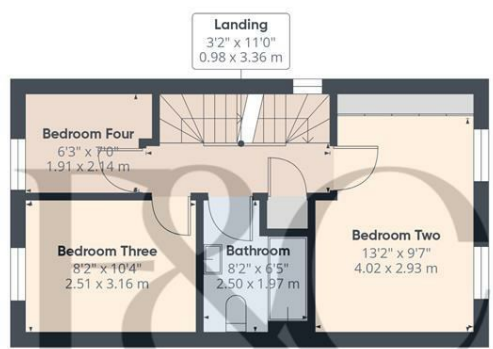
To the front of the property is a lawn fore-garden with shrubs, pathway and driveway which runs down the side of the property.



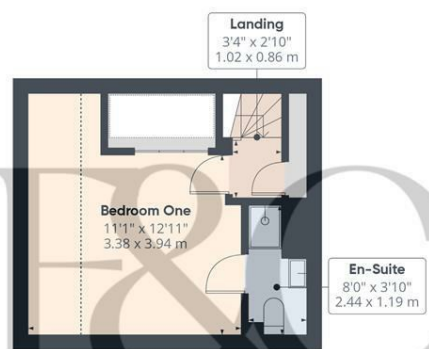
Council Tax Band C



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
962 ft<sup>2</sup>  
89.5 m<sup>2</sup>

**Reduced headroom**  
48 ft<sup>2</sup>  
4.5 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.

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15 Beeston Drive  
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Council Tax Band: C  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	