



## 4 Bed Bungalow - Detached

The Chalet Middleton Drive, Littleover, Derby DE23 6DP

Guide Price £340,000 Freehold



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& COMPANY

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- Extended Detached Chalet Bungalow
- Built in 1927 - Wealth of Character & Charm
- Highly Convenient Location within close proximity of Local Shops & Amenities
- Private Driveway off Middleton Avenue
- Entrance Hallway, Lounge, Dining Room & Fitted Kitchen
- Four Bedrooms & Bathroom, Master Bedroom with En-Suite
- Double Garage with Remote Control Doors
- South Facing Front Gardens
- Littleover School & Wren Park School Catchment
- Close to Royal Derby Hospital

LITTLEOVER SCHOOL CATCHMENT & WREN PARK PRIMARY SCHOOL CATCHMENT- A most spacious detached three/four bedroom chalet bungalow with DOUBLE GARAGE, occupying this highly sought after location just a short walk away from the Royal Derby Hospital and Littleover Village centre and its excellent range of amenities. NO CHAIN INVOLVED.

The property occupies this most convenient location and is accessed off a private driveway off Middleton Avenue, just a short walk away from Littleover Village and an excellent range of amenities.

This most attractive property was built Circa 1927 and offers some beautiful character features. The accommodation has been well presented throughout and benefits from has central heating and double glazing. In brief the accommodation comprises: open porch, entrance hallway, lounge with bay window with double open doors giving access to a dining room, fitted kitchen with integrated appliances. There are three well proportioned bedrooms to the ground floor and bathroom with white three piece suite. The first floor landing leads to an attic bedroom with en-suite bathroom.

Outside, the property is approached along the private Middleton Drive which is shared between three properties. This then leads to a double width driveway providing off road parking for two cars and the double attached brick built garage with electric up and over doors.

The property stands within a compact garden plot with the main garden area being south facing and located at the front of the property. This garden area is private and enclosed with a shaped lawn, well stocked planting borders and a fence panelled boundary. There is a small garden area at the rear which gives access to the shared driveway, two parking spaces and the double garage.

## LOCATION

The property is situated a short way from local amenities in Littleover Village centre including a supermarket, post office, petrol station and a further range of retail outlets and a regular bus service into the City centre.

There are excellent schools at all levels and is within the catchment area for Littleover Community School and Wren Park Primary School. Private education is available at the Derby High School and Derby Grammar School for Boys.

Local recreational facilities nearby include the local Congregational Cricket Club and CURC tennis club which are located just off Brayfield Road and also Littleover Tennis Club and Mickleover Golf Course.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through a feature archway to:

#### Open Storm Porch

With black and white checked tiled floor and a glass panelled doorway with leaded inset windows leading into the entrance hallway.

#### Entrance Hallway

22'10" x 5'4" (6.96m x 1.63m)

Fitted with a period solid oak floor, staircase leading to the first-floor landing, wooden dado rail, central heating radiator, built-in high level shelving and traditional wood panelled doors giving access to the dining room, three bedrooms and bathroom.



## Dining Room

14'11" into bay x 10'4" (4.55m into bay x 3.15m)

Fitted with a recessed fireplace with a stone tiled hearth with feature oak beam above, wooden picture rail, coving to ceiling, central heating radiator and PVCu double glazed box style bay window to the side elevation. A traditional wood panelled door gives access to the kitchen and double opening glass panelled doors giving access to the lounge.



## Lounge

17' into bay reducing to 14'2" x 12' (5.18m into bay reducing to 4.32m x 3.66m)

Fitted with a beautiful feature fireplace with a black marble surround with slate hearth housing a Firefox cast iron multi-fuel log burner, wooden picture rail, two wall mounted up-lighters, two central heating radiators, TV point, coving to ceiling, PVCu double glazed box style bay window to the front elevation and a PVCu double glazed window to the side elevation.



## Kitchen

12' x 7'6" (3.66m x 2.29m)

Fitted with a range of maple effect fronted wall, base and drawer units with brushed stainless steel handles, roll edge laminated wood block effect work surface over, ceramic tiled splash-backs, under-cupboard lighting, stainless steel Baumatic electric double oven and grill, Baumatic stainless steel gas four ring hob with extractor unit over, low level integrated fridge, low level integrated freezer, integrated Baumatic dishwasher and integrated Indesit washing machine. Wall mounted Worcester Bosch combination boiler, laminated tiled floor, central heating radiator, coving to ceiling, PVCu double glazed window to the rear elevation and timber stable style door with obscure glazed inset window leading to the side of the property.



## Bedroom Two

13'4" into bay x 11'11" (4.06m into bay x 3.63m)

Having a central heating radiator, wooden picture rail and a PVCu double glazed box style bay window to the front elevation.



## Bedroom Three

11'11" x 11'1" (3.63m x 3.38m)

Having a central heating radiator, wooden picture rail and a PVCu double glazed window to the side elevation.



## Bedroom Four

10'11" x 9'10" (3.33m x 3.00m)

Having a central heating radiator, wooden picture rail and a PVCu double glazed window to the rear elevation.



## Bathroom

8'6" x 6'4" (2.59m x 1.93m)

Fitted with a white three-piece suite comprising a pedestal wash hand basin with strip light with shaver point over, low level WC and a panelled bath with folding glazed shower screen with a chrome shower mixer unit. Ceramic tiled floor, partial ceramic tiling to the walls, useful built-in airing cupboard, white ladder style heated towel rail, extractor fan and a PVCu double glazed obscure window to the rear elevation.



## FIRST FLOOR

### Landing

Having a central heating radiator, storage cupboard built into the eaves, Velux double glazed window to the rear elevation and a traditional wood panelled door giving access to the master bedroom.

### Master Bedroom

15'10" into recess x 11'11" (4.83m into recess x 3.63m)

Fitted with a built-in triple wardrobe with mirrored fronts, central heating radiator, TV point, a PVCu double glazed window to the side elevation, Velux double glazed window to the front elevation and a traditional wood panelled door giving access to an en-suite.



### En-Suite Bathroom

11'1" x 4'11" (3.38m x 1.50m)

Fitted with a coloured three-piece suite comprising a low level WC, pedestal wash hand basin with ceramic tiled splash-back, corner bath with ceramic tiled splash-backs, central heating radiator and a Velux double glazed window to the side elevation.



## OUTSIDE



### Private Driveway

The property is approached along the private Middleton Drive which is shared between three properties accessed off Middleton Avenue and this Chalet is located at the bottom of the driveway on the right hand side.

### Driveway

There is a tarmacadam driveway with a double width parking area opening to the front of the chalet which leads to an attached brick built garage to the left hand side of the property. To the right hand side of the property there is access through a decorative wrought iron gateway with a paved area with a gravel pathway, well stocked planting borders with shrub boundaries and a fence panelled boundary to the right hand side which leads to the mature front garden.

### Double Garage

17'4 x 16'6 (5.28m x 5.03m)

With power, light, two up and over electric remote control doors, rear personnel access door and a PVCu double glazed window to the rear.

### South Facing Front Garden

Having a shaped lawn with sell stocked borders with a step leading up to a paved frontage and access to the front door. The garden is enclosed by a fence panelled boundary and has a gravel pathway and gravel beds with stone borders.

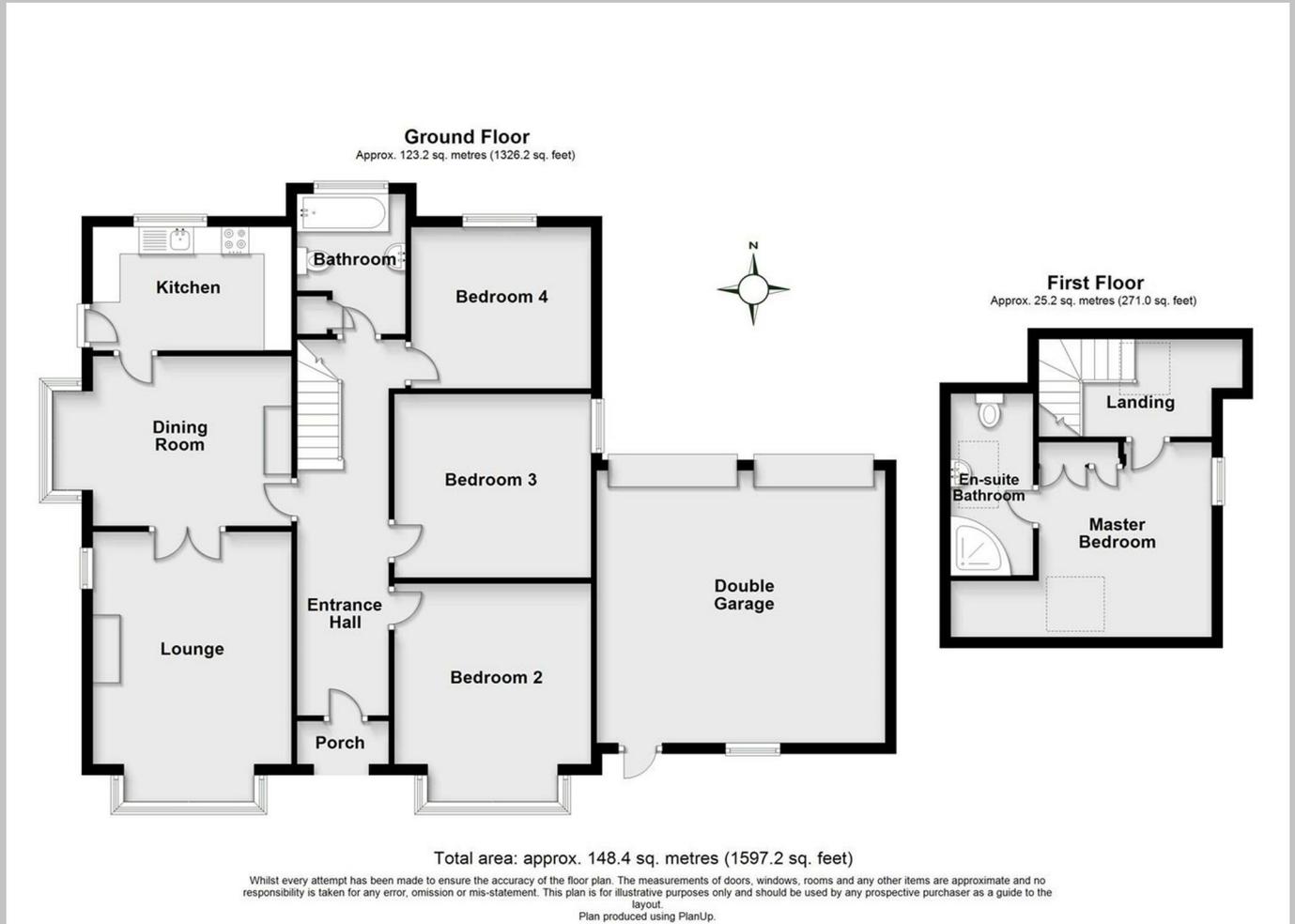


## Rear Garden

To the rear of the property there is a small garden area with a paved pathway with pedestrian gated access onto Middleton Drive, a bin storage area, planting beds and a pathway which runs to the attached double garage.

## Council Tax Band

Derby City Council - Council Tax Band D



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>43</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	