



4 Bed House

Hunters Moon, 76b Pastures Hill, Littleover, Derby DE23 4BB
Offers Around £675,000 Freehold



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- Spacious Detached Family Home
- Comprehensively Upgraded
- Over 1750 Square Feet of Living Accommodation
- Porch, Entrance Hallway, WC, Dining Kitchen & Utility Room
- Dining Room with Open Plan Access to a Spacious Living Room with Mezzanine Study Area
- Four Double Bedrooms, Family Bathroom & En-Suite Shower Room
- Driveway & Spacious Double Garage
- Delightful Landscaped Gardens & Overall Plot of Just Under 1/4 Acre (0.23 acre)
- Potential for Extension & Detached Double Garage (Subject to Planning Consent)
- Littleover School & Wren Park School Catchment

LITTLEOVER SCHOOL CATCHMENT AREA - A most spacious and comprehensively upgraded four double bedroom detached bungalow, occupying a this generous plot of just under 1/4 of an acre and set with this highly sought after position on Pastures Hill. This property offers over 1750 square feet of well appointed family sized living accommodation and a double garage with remote control door and electric car charging point.

The property has the benefit of gas central heating, double glazing and in brief comprises: entrance porch, entrance hallway, cloakroom wc, most spacious living room with vaulted ceiling with exposed beams and impressive mezzanine level with study area and open plan access to a dining area with bi-folding doors giving access to the rear garden. There is a beautifully appointed contemporary dining kitchen and separate utility room. The reception hallway also provides access to four double bedrooms and a family bathroom with feature roll top bath. The master bedroom also has the benefit of a well appointed en-suite shower room.

Outside the property stands set back from the road with a walled and hedgerow boundary. There is a block paved driveway leading to the large detached double garage. The property also has a previous planning application approved (now lapsed) for the construction a double detached garage.

There are delightful landscaped gardens to the rear and side of the property with raised level paved patio and area laid to lawn.

THE LOCATION

Pastures Hill is one Littleover's most sought after residential locations, The property occupies a convenient location just a short stroll from the Royal Derby Hospital and excellent range of amenities in Littleover Village centre to include a supermarket, Post Office, petrol station and a further range of retail outlets and also just a short drive away from Mickleover Village Centre which also offers an excellent range of local amenities.

The property also falls within the catchment area for the noted Littleover Community School. Private education is also available nearby at Derby High School and Derby Grammar School for boys.

A regular bus service on Pastures Hill offers regular buses to Derby City centre and Burton on Trent. This location also offers swift access to the A38, A50, M1 motorway and the main motorway network.

Littleover is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and the Royal Derby Hospital.

PLOT



ACCOMMODATION

GROUND FLOOR

Entrance Porch

12'3" x 3'1" (3.73m x 0.94m)

Entrance through a uPVC double glazed door into the entrance porch with full height uPVC double glazed windows, slate tiled floor, recessed LED downlighters and composite double glazed entrance door leading into the Entrance Hallway with matching side panel window.

Entrance Hallway

21'9" maximum x 13'1" (6.63m" maximum x 3.99m")

With slate tiled floor, ornate coving to ceiling, wall mounted white column radiator, two wall light points, loft access, doors giving access through to useful cloaks cupboard with built-in hanging rail and shelf and access through to all four bedrooms, Dining area, Dining Kitchen, separate wc and Bathroom.



Separate WC

Fitted with a two-piece Roca suite comprising wall mounted ceramic wash hand basin with mixer tap, low level WC with chrome push button flush, wall mounted chrome heated towel rail with inset white column radiator, slate tiled floor, metro style tiled splash-backs, recessed LED downlighters and extractor fan.



Dining Area

12'7"x10'8" (3.84m"x3.25m")

Fitted with a beautiful, engineered oak floor, wall mounted white column radiator, anthracite bi-folding doors giving access through to the rear patio area and brick-built archways leading through to the superb open-plan Living Room.



Spacious Open-Plan Living Room

23'5" maximum x 16'8" (7.14m" maximum x 5.08m")

With feature inglenook fireplace with quarry tiled hearth, bare-brick chimney recess and wooden beam above, beautiful high semi-vaulted ceiling with exposed beams, engineered oak floor, tv and telephone points, wall mounted white column radiator, anthracite bi-folding doors giving access through to the rear garden, built-in book case, tall white column radiator, useful under-stairs storage cupboard with lighting, engineered oak floor and stairs leading up to an impressive galleried landing with feature stained glass and leaded window to the rear elevation.



Impressive Galleried Landing

14'8"x6'7" (4.47m"x2.01m")

This galleried landing provides an ideal study area having engineered oak floor, telephone point and beautiful views over the Living Room.



Superb Dining Kitchen

22'5"x11'1" (6.83m"x3.38m")

Dining Area

Fitted with slate tiled floor, wall mounted white column radiator, tv point, open archway access leading through to the Kitchen area and panelled door giving access through to the Utility Room.



Kitchen Area

Fitted with a range of grey panelled units with pewter effect handles, black granite work surface over with matching splash-back and metro style tiling, undermounted Belfast style sink with Franke chrome Monoblock mixer tap with extendable hose, integrated appliances comprising integrated Bosch stainless steel electric double oven and grill, Bosch five ring gas hob with wok burner, low level appliance space with plumbing for automatic washing machine, uPVC double glazed windows to the side and rear elevations, recessed LED downlighters and space for American style fridge freezer.



Utility Room

7'5"x7'5" (2.26m"x2.26m")

Fitted with grey panelled units with pewter effect handles, roll edge laminated black granite effect work surface over, tall built-in storage cupboards, stainless steel sink drainer unit with swan neck style mixer tap, white metro style tiled splash-backs, wall mounted Ideal Logic combination boiler, wall mounted electrical fuse box, low level appliance space with plumbing for automatic washing machine, space for tumble dryer, slate tiled floor and composite double glazed door with obscure glazed inset giving access through to the rear garden.



Master Bedroom

19'4" reducing to 13'4"x11'11" (5.89m" reducing to 4.06m"x3.63m)
Fitted with beautiful, engineered oak floor, two wall light points, ornate coving to ceiling, ceiling rose, uPVC double glazed windows to the front and side elevations, wall mounted white column radiator, two built-in double wardrobes, tv point and panelled doorway access leading through to the En-suite Shower Room.



En-Suite Shower Room

8'4"x8'2" (2.54m"x2.49m")
Fitted with a white Roca three-piece suite comprising wall mounted ceramic wash hand basin with chrome mixer tap, low level WC with chrome push button flush, double-width walk-in shower with slate tiled splash-back areas, slate tiled floor, metro style tiled splash-back areas, tall chrome heated towel rail with inset white column radiator, wall mounted mains-fed shower unit with contemporary shower attachment and rain shower head above, recessed LED downlighters, extractor fan and uPVC obscure double glazed window to the front elevation.



Bedroom Two

12'x9'7" (3.66mx2.92m")
Fitted with beautiful, engineered oak floor, wall mounted white column radiator, coving to ceiling and uPVC double glazed window to the front elevation.



Bedroom Three

12'5"into wardrobe depth x 11'3" (3.78m"into wardrobe depth x 3.43m")

Fitted with engineered oak floor, built-in double wardrobe, wall mounted white column radiator, coving to ceiling, two wall light points and uPVC double glazed window to the side elevation.



Bedroom Four

10'7"x7'10" (3.23m"x2.39m")

Fitted with engineered oak floor, coving to ceiling, wall light point, uPVC double glazed window to the side elevation and built-in wardrobe with hanging rail and shelving.



Family Bathroom

8'3"x7'11" (2.51m"x2.41m")

Fitted with a white three-piece suite comprising roll top bath with chrome clawed feet and a wall mounted chrome Victorian style mixer tap with shower attachment, ceramic wash hand basin with chrome mixer tap built-in to a grey panelled vanity unit with double opening doors, low level WC with chrome push button flush, slate tiled floor, metro style tiled splash-backs, chrome heated towel rail with inset white column radiator and uPVC obscure double glazed window to the front elevation.



OUTSIDE

The property sits on this generous plot with a shared access driveway with its own independent block paved parking area providing off-road car standing for around three vehicles and leads through to a double attached brick-built garage with electric up-and-over door, power, light and outside security light.



Double Attached Brick-built Garage

19'1"x18'7" (5.82m"x5.66m")

With two single glazed windows to the rear elevation and rear panelled doorway giving access through to the rear garden and paved courtyard area.

Front Garden

To the front of the property there is a generous area laid to lawn with a drystone wall boundary, hedgerow boundary, fencing and to the front boundary there is also a small wooded area with planning consent (now lapsed) for a double detached brick-built garage.



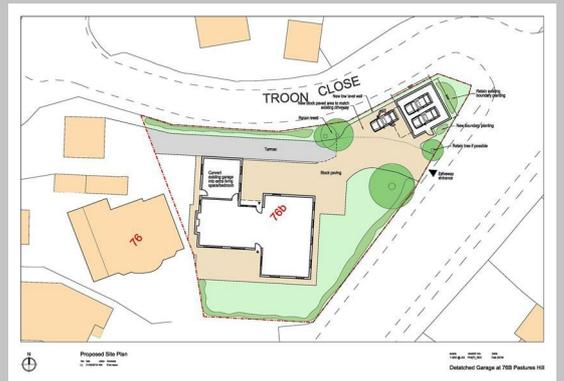
Rear Garden

To the rear of the property there is a generous paved patio area with large timber frame shed, fence panelled boundary, gated access to the side opening onto the main part of the garden with a generous slate paved patio area, steps leading down to a lower-level lawn with planting borders retained by railway sleepers, decorative white stone, two outside security lights and a fence panelled boundary.



Potential for Double Detached Garage

The property has a previous planning application approved (now lapsed) for the building of double detached garage on the right hand side of the driveway. Derby City Council Planning Reference DER/02/16/00130. This could also offer the opportunity to extend the living accommodation into the existing double garage. This would require a new planning application to be submitted.



Council Tax Band

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Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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