Fletcher & Company

36 Danby Road, Littleover, Derby, DE23 3AR

Offers Around £289,950

Freehold



- A Well-Presented, Semi-Detached Home
- Enclosed Garden with Patio & Lawn
- Driveway
- Hall & Fitted Guest Cloakroom
- Lounge
- Dining Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Close to Excellent Amenities
- Viewing Recommended





Summary

This is a well-presented, three bedroom, semi-detached residence occupying a popular location on this sought after estate.

The property is double glazed and gas central heated and features an entrance hall, fitted guest cloakroom, spacious lounge and open plan dining kitchen. The first floor landing leads to a principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property benefits from an enclosed garden to the side which features an attractive walled boundary as well as timber fencing. There is an upper level patio immediately off the kitchen and a lower level section with timber gate giving access to the good sized driveway.

The Location

The property's location affords access to a selection of shops and restaurants on the estate as well as a recently constructed primary school. Being close to Littleover village centre the property offers a further range of amenities and quick access onto the A38 and A50.

Accommodation

Ground Floor

Entrance Hall

10'5" x 4'0" (3.20 x 1.24)

A panelled entrance door provides access to hallway with central heating radiator, built-in cupboard, wood effect flooring and staircase leading to first floor.

Fitted Guest Cloakroom

5'2" x 2'11" (1.59 x 0.91)

Appointed with a low flush WC, wash handbasin, central heating radiator and wood effect flooring.



Lounge

15'7" x 10'11" (4.76 x 3.34)

Having a central heating radiator, TV aerial point and double glazed windows to side and front.





Dining Kitchen

15'8" x 9'4" (4.80 x 2.87)



Dining Area
With central heating radiator, wood effect flooring, double glazed window to front and French doors to side.



Kitchen
Comprising wood grain effect worktops with matching upstands, inset stainless steel sink unit, fitted gloss finish base cupboards and drawers, complementary wall mounted cupboards, six plate gas hob with extractor hood over, built-in double oven, integrated dishwasher, appliance based suitable for washing machine and fridge freezer and double glazed window to side.



First Floor Landing
6'5" x 5'8" (1.98 x 1.73)
With airing cupboard.

Bedroom One
10'9" x 9'1" (3.30 x 2.78)
Having a central heating radiator, fitted wardrobe and double glazed window to side.



En-Suite Shower Room
7'7" x 4'5" (2.32 x 1.37)
Appointed with a low flush WC, pedestal wash handbasin, spacious walk-in shower cubicle, ladder style radiator, shaver point and double glazed window to front.



Bedroom Two
12'3" x 7'4" (3.74 x 2.26)
With central heating radiator, fitted wardrobe and double glazed window to front.



Bedroom Three
9'6" x 6'3" (2.91 x 1.91)
Having a central heating radiator and double glazed window to side.

Bathroom
7'6" x 6'3" (2.29 x 1.91)
Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, ladder style radiator and double glazed window to front.



Outside

The property is set up on an elevated plot with neat hedging. The garden is positioned to the side of the property and is partially walled and timber fenced and features an upper level patio with matching pathway down to the lower level patio as well as lawn and pedestrian gate giving access to the driveway.

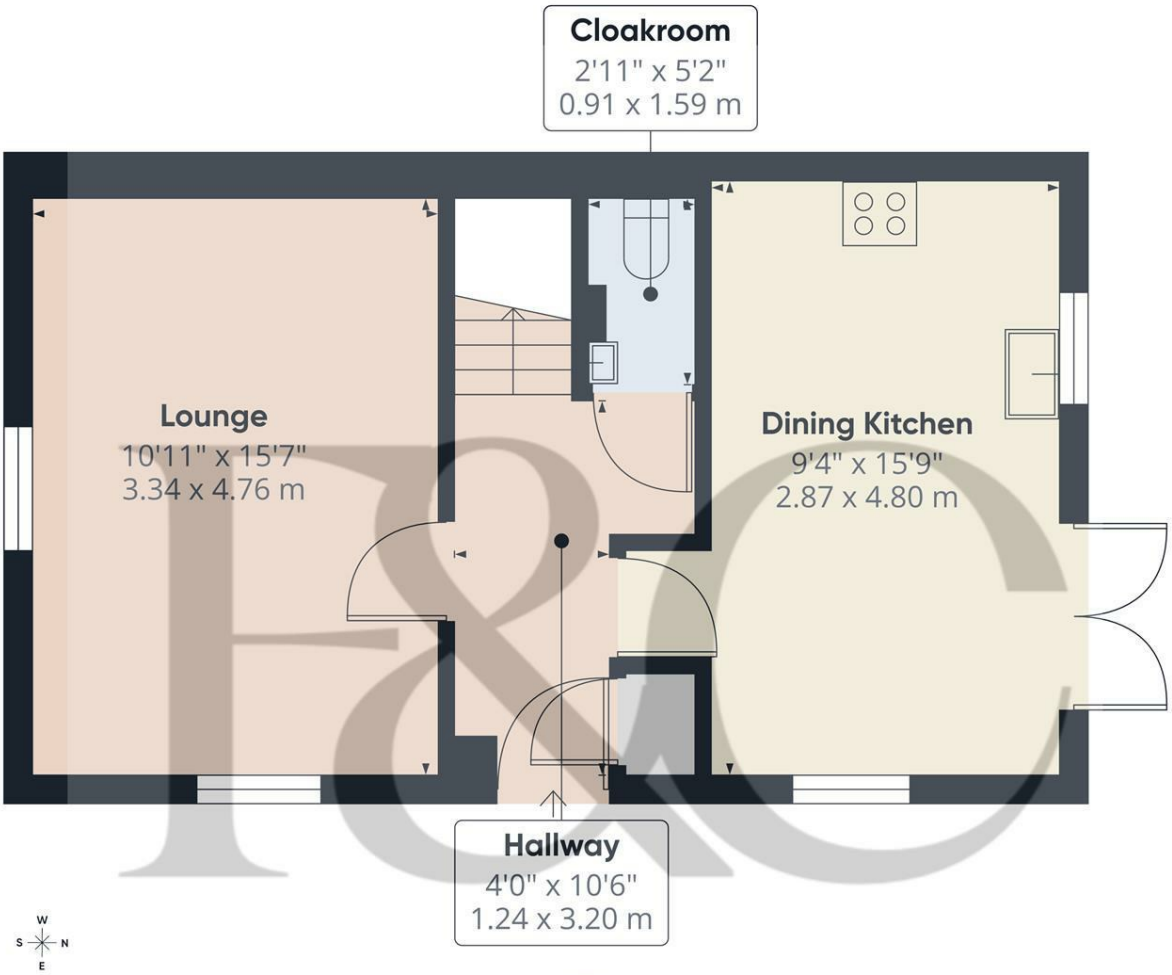




Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £148.84. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C



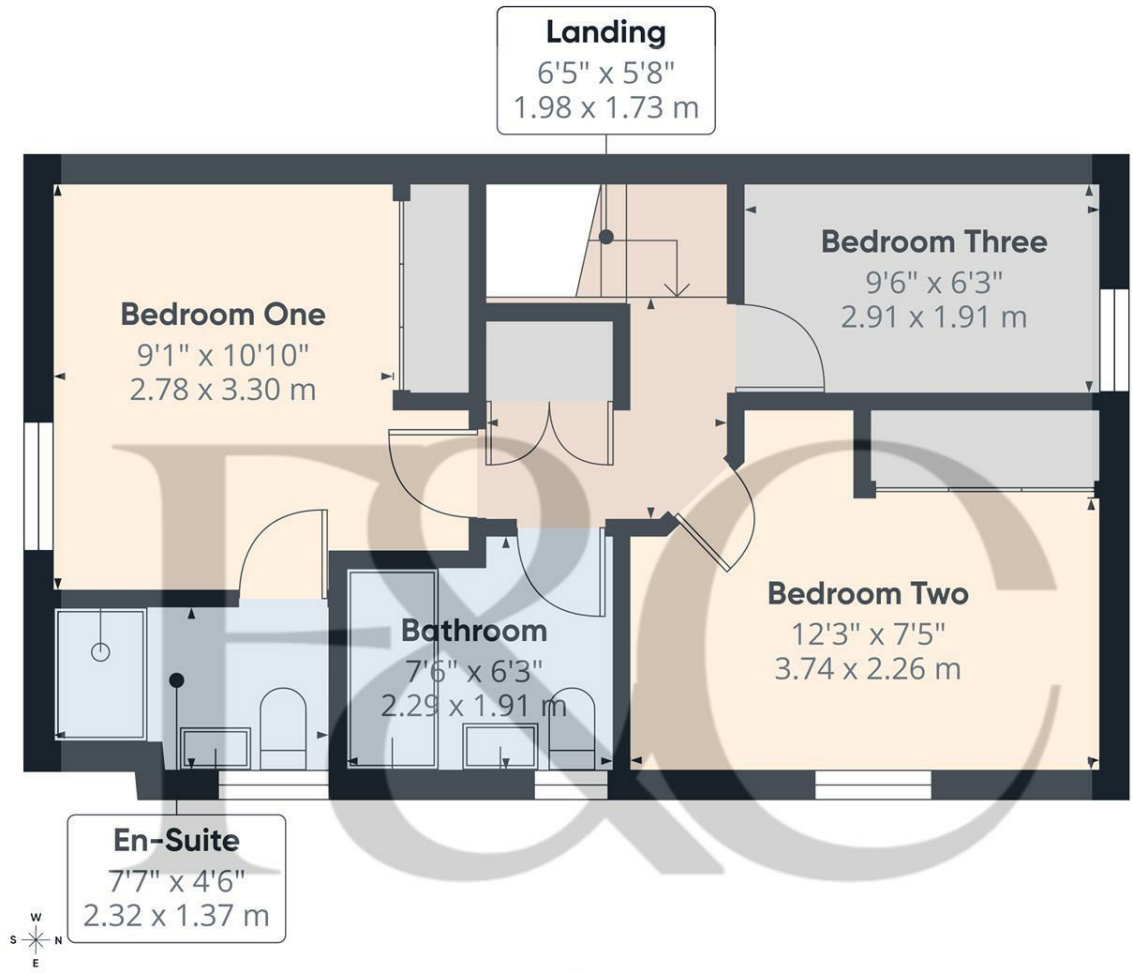
Floor 0

Approximate total area(1)
426 ft²
39.6 m²

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area(1)
396 ft²
36.7 m²

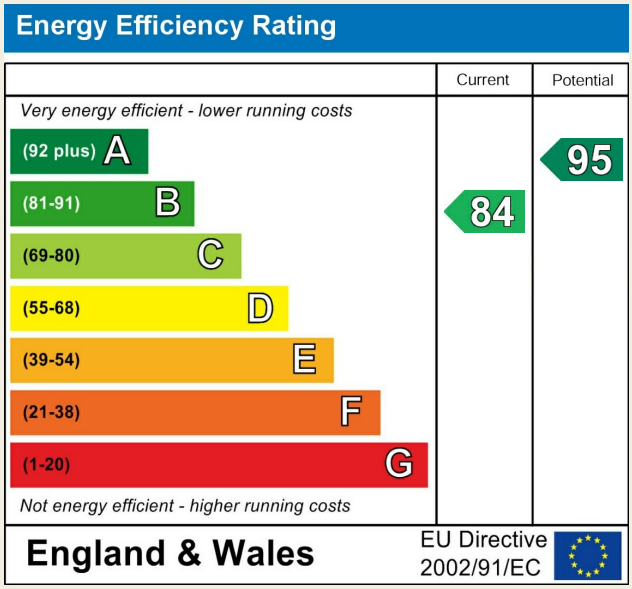
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Council Tax Band: C
Tenure: Freehold