

Fletcher & Company

98 Swanmore Road, Littleover, Derby, DE23 3SY

Offers Over £450,000

Freehold



- Littleover School Catchment
- Ideal Family Home
- Porch, Hall & Fitted Guest Cloakroom
- Lounge & Separate Dining Room
- Dining Kitchen & Utility
- Principle Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Extensive Driveway & Double Garage
- Enclosed Rear Garden
- Close to Excellent Amenities





Summary

This is a superbly located, well presented, four bedroom, detached residence on popular Swanmore Road in Littleover.

The property occupies a fabulous, elevated position off the road, set back behind an extensive driveway providing off-road parking for multiple vehicles and access to an attached double garage. To the rear of the property is a private, enclosed rear garden featuring lawn, well-stocked borders and a lower-level patio.

Internally the property is double glazed and gas central heated and comprises porch, entrance hall, fitted guest cloakroom, living room with feature fireplace, separate dining room, L-shaped dining kitchen and utility off. The first floor landing leads to a principle bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom.

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The Location

Littleover is a very popular location noted for excellent schooling including Littleover Community School, Grammar School and Derby High School. The village itself offers an excellent range of amenities along Burton Road with shops, facilities and supermarket. The property is convenient for local employers in the area.

Accommodation

Ground Floor

Porch

5'5" x 2'6" (1.66 x 0.78)

A panelled entrance door with double glazed sidelights provides access to porch with multi-pane door to hallway.

Hallway

10'8" x 5'4" (3.27 x 1.65)

With central heating radiator, staircase to first floor with understairs storage cupboard and decorative coving.



Fitted Guest Cloakroom

5'11" x 3'3" (1.81 x 1.00)

Partly tiled with a low flush WC, vanity unit with wash handbasin and storage beneath, chrome towel radiator and double glazed window to front.



Lounge

16'6" x 11'8" (5.05 x 3.57)

Featuring a fireplace with decorative surround and gas fire, central heating radiator, decorative coving, two double glazed windows to front and multi-pane door to dining room.



Dining Room

11'9" x 10'1" (3.60 x 3.08)

Having a central heating radiator, decorative coving and double glazed French doors to garden.



Open Plan Dining Kitchen



Kitchen Area

12'11" x 9'1" (3.95 x 2.78)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob with extractor hood over, built-in oven and microwave, integrated fridge and dishwasher, recessed ceiling spotlighting, tile flooring, double glazed window to rear and open access to dining area.



Dining Area

9'7" x 6'11" (2.93 x 2.11)

With central heating radiator, continuation of the tile flooring and double glazed French doors to garden.



Utility

6'10" x 5'9" (2.10 x 1.77)

Comprising granite effect worktops, stainless steel sink unit, fitted cupboards, complementary wall mounted cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator, wall mounted boiler, double glazed window and door to rear and integral door to garage.

First Floor Landing

13'4" x 2'10" (4.07 x 0.88)

Having a feature balustrade, airing cupboard and decorative coving.

Principle Bedroom

13'10" x 9'3" (4.23 x 2.83)

With central heating radiator, fitted wardrobes, bedside cabinet and drawers, decorative coving, two double glazed windows to front and door to en-suite shower room.



En-Suite Shower Room

5'3" x 4'1" (1.61 x 1.25)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle, chrome towel radiator and double glazed window to front.



Bedroom Two

10'11" x 9'4" (3.34 x 2.85)

With central heating radiator, fitted wardrobe, decorative coving and double glazed window to rear.



Bedroom Three

11'8" x 6'2" (3.57 x 1.90)

Having a central heating radiator and double glazed window to rear.



Bedroom Four

8'6" x 6'7" (2.61 x 2.02)

With central heating radiator and double glazed window to side.

Well-Appointed Bathroom

7'1" x 6'0" (2.16 x 1.85)

Tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.

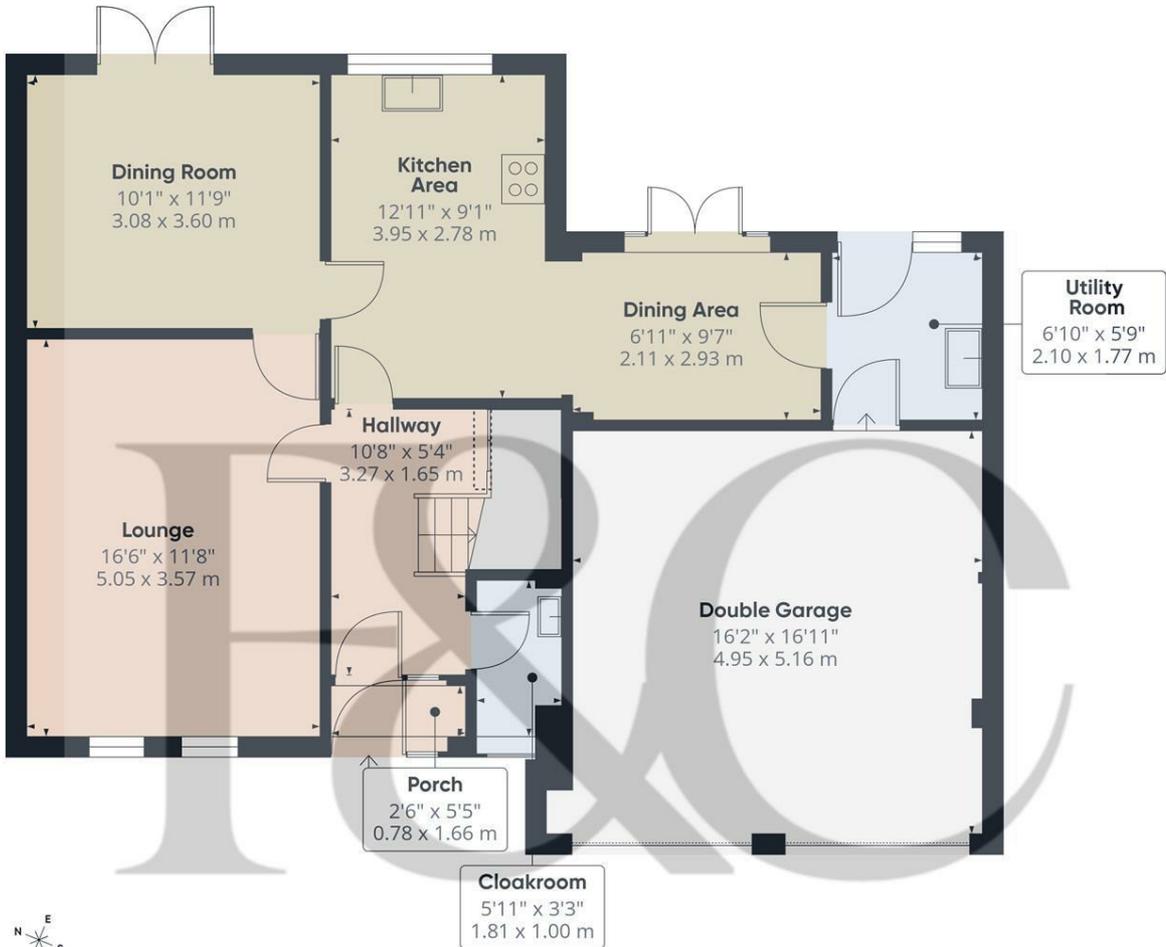


Outside

Occupying an elevated position on Swanmore Road, set back behind an extensive driveway providing off-road parking for multiple vehicles and access to an attached double garage. To the rear of the property is a private, enclosed rear garden with lawn as well as well-stocked herbaceous borders and extensive patio.



Council Tax Band E



Floor 0

Approximate total area⁽¹⁾
949 ft²
88.1 m²

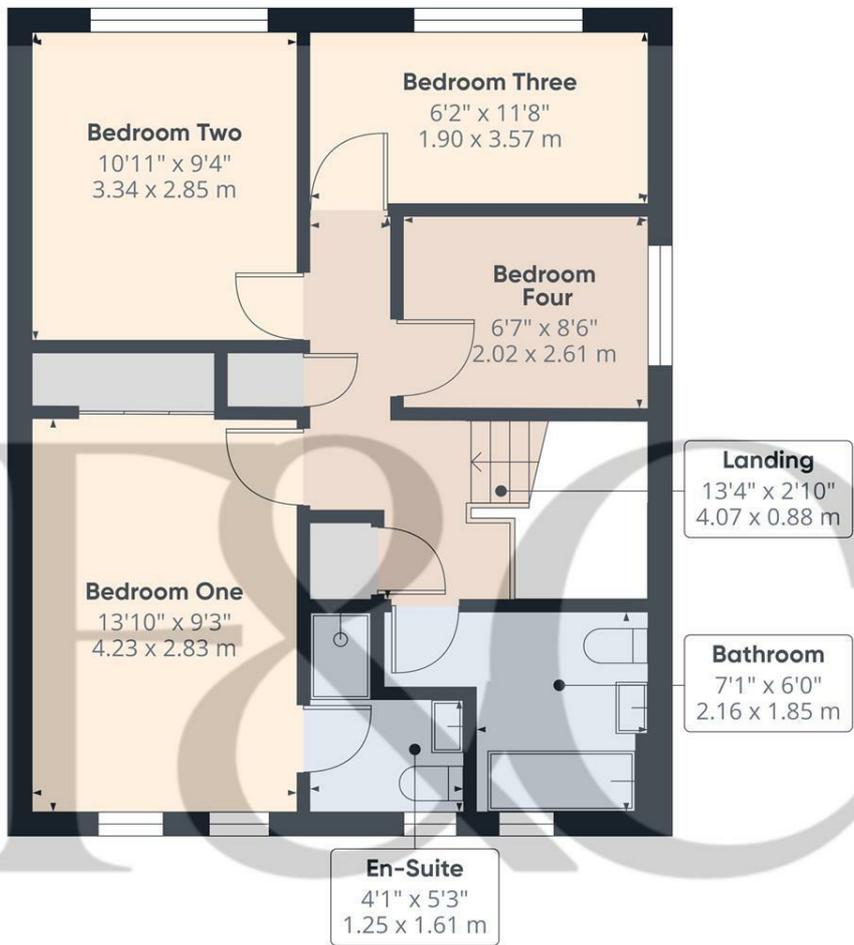
Reduced headroom
2 ft²
0.2 m²

(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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Floor 1

Approximate total area⁽¹⁾
516 ft²
48 m²

(1) Excluding balconies and terraces

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98 Swanmore Road
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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	