

Fletcher & Company

14 Swarkestone Drive, Littleover, Derby, DE23 2PA

£189,950

Freehold



- Ideal Investment or First Time Buy
- Double Glazed & Gas Central Heated
- Spacious Lounge & Breakfast Kitchen
- Useful Pantry
- Three First Floor Bedrooms & Bathroom
- Well-Established Rear Garden
- Off-Road Car Parking Space
- Close to Excellent Amenities
- Close to Excellent Transport Links
- Viewing Recommended





Summary

Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 4pm on Monday 22nd September to derby@fletcherandcompany.co.uk

A realistically priced, three bedroom, mid-terrace residence in a popular residential location and sold with the benefit of an off-road parking space. The property is double glazed with gas central heating and comprises entrance hall, lounge, breakfast kitchen, landing leading to three bedrooms and a bathroom. There is a fore-garden and driveway as well as a well-established rear garden with patio area, lawn, pond and useful storeroom.

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The Location

The property's location in Littleover gives easy access to a good range of local amenities on Blagreaves Lane as well as a range of facilities in Littleover centre. There is good schooling at all levels within easy reach as well as a large supermarket and nearby walks are accessible along the Trent and Mersey canal. The property is in good proximity to major employers in the area including Toyota, Rolls Royce and JCB. Excellent transport links are close by including the A50 and A52.

Accommodation

Ground Floor

Entrance Hall

4'9" x 4'0" (1.47 x 1.22)

A panelled entrance door with double glazed inset provides access to hallway and staircase to first floor.

Lounge

14'1" x 13'11" (4.31 x 4.25)

Featuring a fireplace with decorative surround, living flame fitted gas fire and double glazed window to front.



Breakfast Kitchen

14'8" x 8'3" (4.48 x 2.53)



Dining Area

Having a central heating radiator, understairs storage cupboard and double glazed door to garden.

Kitchen Area

Comprising wood effect worktops with tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, appliance spaces suitable for free standing gas cooker, washing machine, tumble dryer and fridge freezer.



Useful Pantry

Housing the Worcester gas fired boiler.

First Floor Landing

7'3" x 7'1" (2.23 x 2.17)

With central heating radiator and airing cupboard.

Bedroom One

12'4" x 12'3" (3.77 x 3.74)

Having a central heating radiator and two double glazed windows to front.



Bedroom Two

11'10" x 9'11" (3.62 x 3.03)

With central heating radiator, fitted wardrobes and double glazed window to rear.



Bedroom Three

9'6" x 5'6" (2.90 x 1.70)

Having a central heating radiator, over stairs storage cupboard and double glazed window to front.



Bathroom

7'2" x 5'6" (2.20 x 1.70)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, bath, central heating radiator and double glazed window to rear.



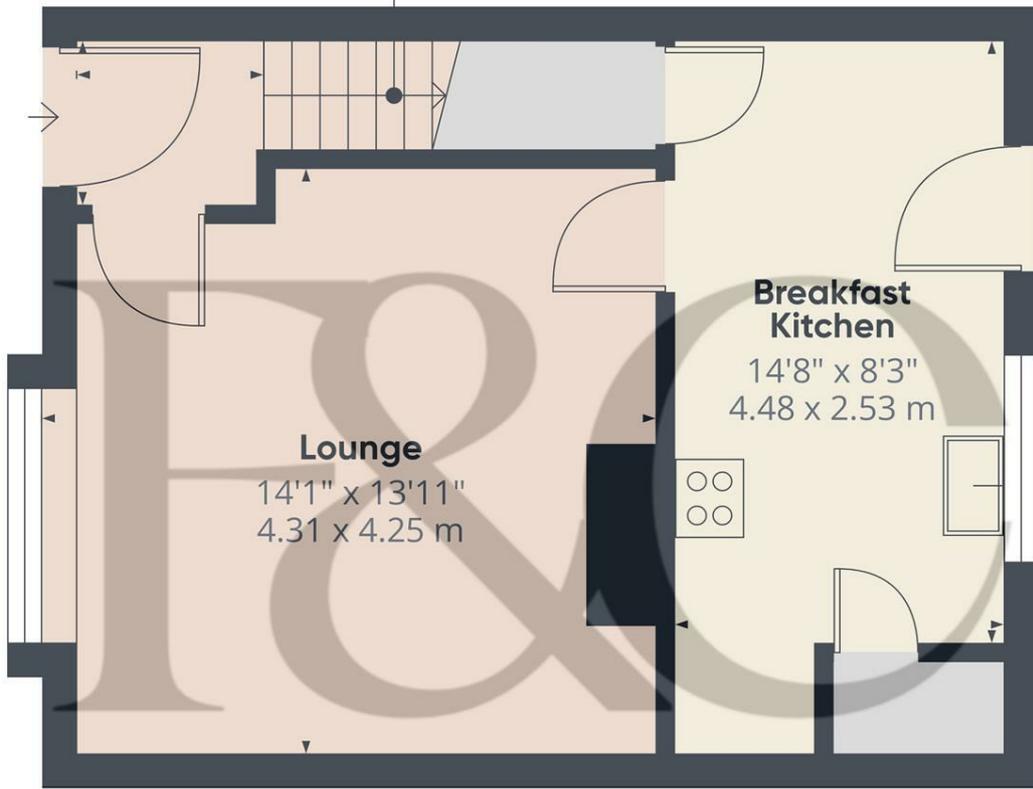
Outside

To the front of the property is an attractive fore-garden with driveway. To the rear of the property is a well-established garden with two patio areas, lawn, pond, raised beds, useful outbuilding and access to the front via a shared access with the neighbouring property.





Hallway
4'0" x 4'10"
1.22 x 1.47 m



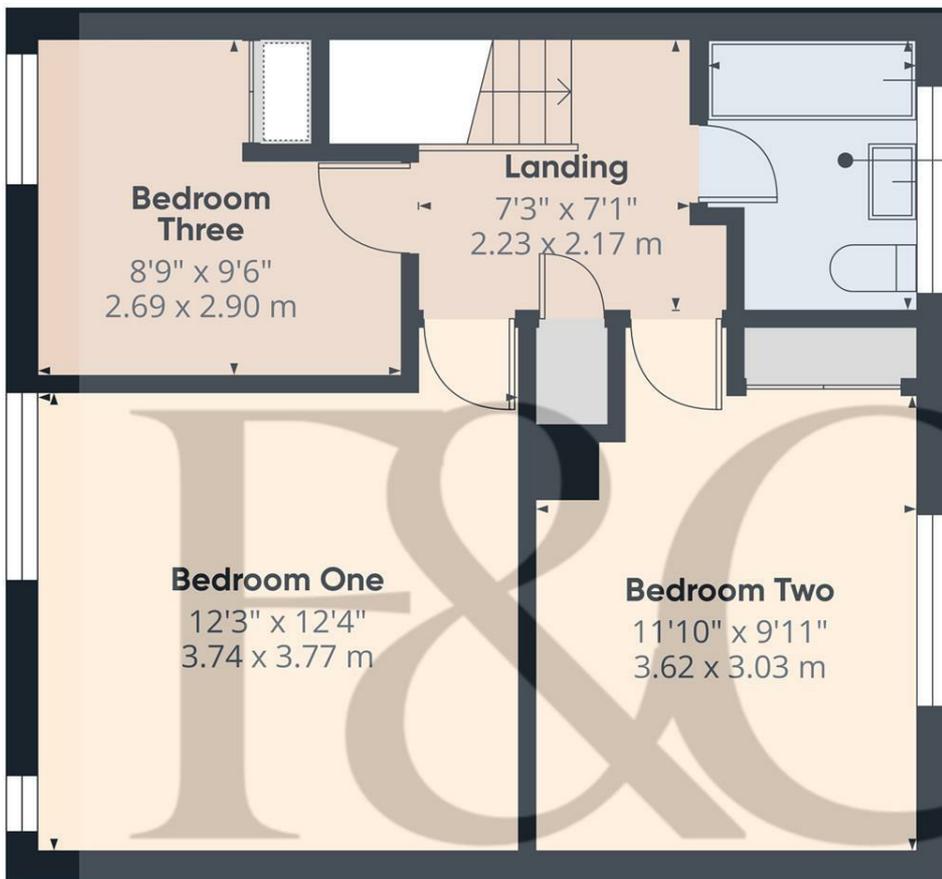
Floor 0

Approximate total area⁽¹⁾
378 ft²
35.1 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

Bathroom
7'2" x 5'7"
2.20 x 1.70 m

Approximate total area⁽¹⁾
443 ft²
41.1 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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14 Swarkestone Drive
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	