

Fletcher & Company

53 Gary Close, Derby, DE23 2LG

£235,000

Freehold



- Quiet Cul-de-Sac Location
- No Upward Chain
- Double Glazed & Gas Central Heated
- Entrance Hall with Lounge off
- Dining Room & Fitted Kitchen
- Three First Floor Bedrooms & Shower Room
- Enclosed Rear Garden
- Driveway & Garage
- Viewing Highly Recommended
- Close to Excellent Transport Links





Summary

This is a well-maintained and pleasantly positioned, three bedroom, semi-detached residence occupying a quiet cul-de-sac location in Littleover.

The property is sold with the benefit of no upper chain and is double glazed and gas central heated with entrance hall, lounge with feature fireplace, dining area and fitted kitchen. The first floor accommodation leads to three bedrooms and a shower room.

The property is set back behind a good sized driveway providing ample off-road parking and access to a detached garage. To the rear of the property is a low maintenance garden offering a good degree of privacy with artificial lawn and patio area.

F&C

The Location

The property's location gives easy access to amenities in Littleover village as well as Stenson Fields. Good schooling at all levels is in close proximity as well as easy access to a selection of shops, a large supermarket, the ring road and Royal Derby Hospital. Nearby transport links include A38 and A50.

Accommodation

Ground Floor

Entrance Hall

6'4" x 5'10" (1.95 x 1.80)

A UPVC double glazed entrance door provides access to hallway with central heating radiator, staircase to first floor and multi-pane door to lounge.

Lounge

15'3" x 12'7" (4.66 x 3.86)

Having a feature fireplace with decorative wooden surround, hearth and interior with electric fire, central heating radiator, decorative coving, understairs storage cupboard and archway to dining room.



Dining Room

10'3" x 7'10" (3.14 x 2.41)

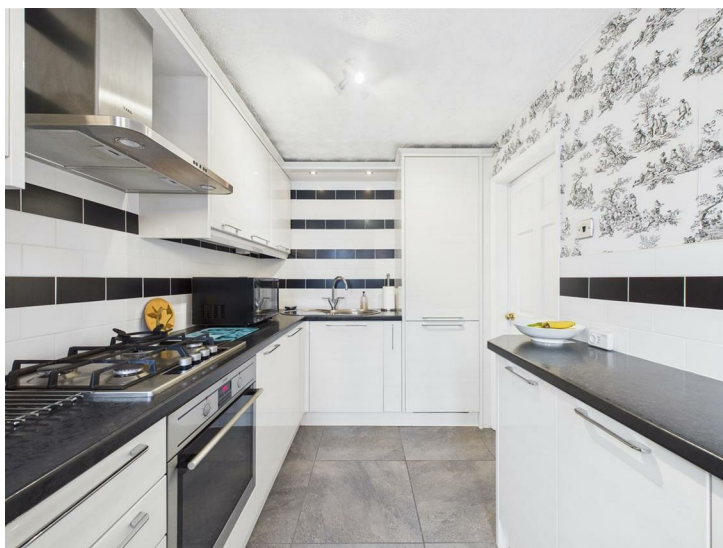
With central heating radiator and double glazed French doors to garden.



Kitchen

10'7" x 7'0" (3.25 x 2.14)

Comprising granite effect worktop, inset circular stainless steel sink unit, gloss finished base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated fridge freezer and washing machine and UPVC double glazed window and door to garden.



First Floor Landing

9'4" x 5'1" (2.86 x 1.57)

A semi- galleried landing with airing cupboard.

Bedroom One

12'1" x 8'3" (3.69 x 2.54)

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



Bedroom Two

9'8" x 8'5" (2.97 x 2.59)

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



Bedroom Three

9'7" x 6'4" (2.94 x 1.95)

With central heating radiator and double glazed window to rear.



Well-Appointed Shower Room

6'1" x 5'4" (1.87 x 1.64)

Fully tiled with a stylish white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, walk-in shower cubicle, chrome towel radiator and double glazed window to side.

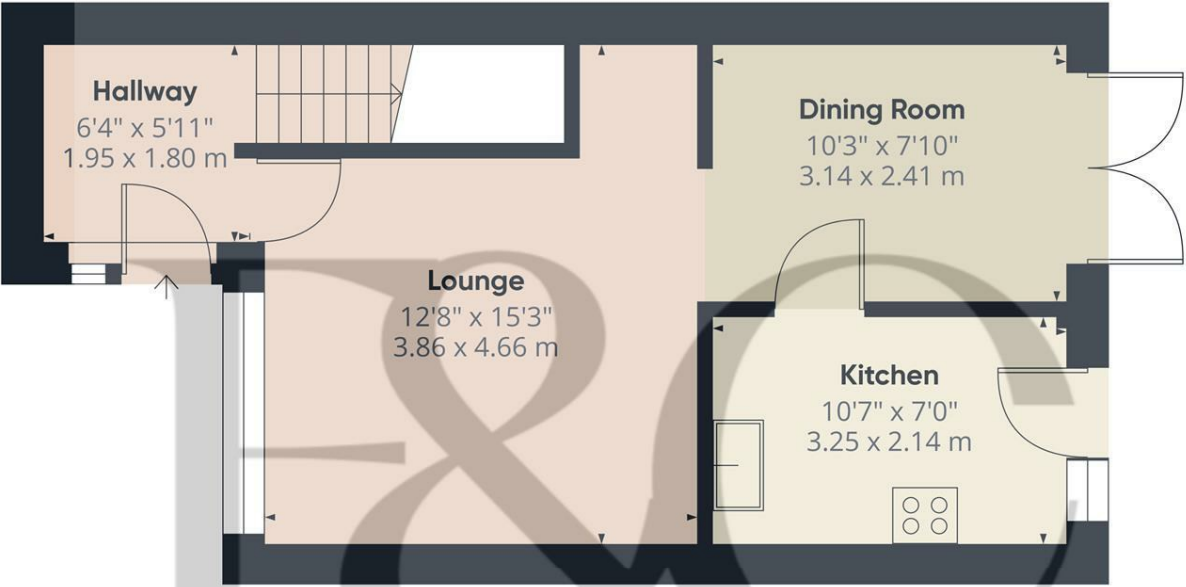


Outside

The property is situated at the head of a cul-de-sac sitting behind a good sized driveway extending down the side of the property to a detached garage. To the rear of the property is a good sized patio, artificial lawn and slate chipping herbaceous border. The property offers a good degree of privacy.



Council Tax Band



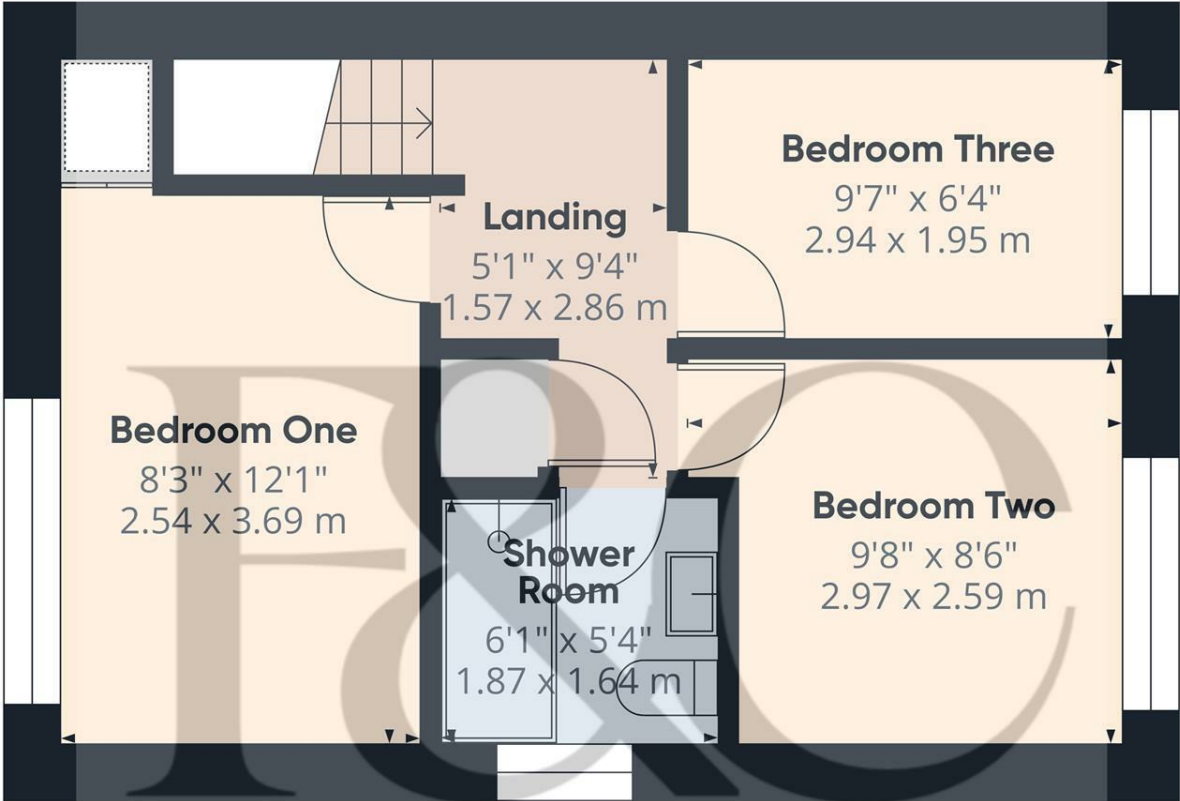
Approximate total area[®]
393 ft²
36.5 m²

(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.

GIRAFFE360

Floor 0



Approximate total area[®]
322 ft²
30 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



Energy Efficiency Rating

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

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53 Gary Close
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Council Tax Band: B
Tenure: Freehold

