Fletcher & Company

29 Alton Way, Littleover, Derby, DE23 3XD

Offers Around £475,000

Freehold

- David Wilson Built Home
- Extremely Spacious & Well-Proportioned
- Ideal for a Family
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Snug/Study
- Open Plan Dining Kitchen with Utility off
- Four First Floor Bedrooms, En-Suite to Principal & Four Piece Bathroom
- Superbly Presented Private Rear Garden with Lawn & Patio Areas
- Driveway to Side & Detached Single Garage
- Viewing Highly Recommended

Summary

This is a immaculately presented, David Wilson built, spacious, four bedroom, modern, detached residence located within the desirable Highfields development in Littleover.

The double glazed and gas central heated accommodation comprises spacious entrance hall, fitted guest cloakroom, lounge to front with bay window, separate snug/study, superb open plan dining kitchen with feature extended box bay window, high specification fitted kitchen with fitted appliances and utility off. The first floor accommodation features a principal bedroom with en-suite shower room, three further bedrooms and a generous sized, well-appointed bathroom.

The property sits on a good sized plot with an attractive frontage incorporating wrought iron railings and low maintenance beds with shrubs. An adjacent driveway provides off-road parking with access to a detached single garage.
To the rear of the property is a private garden incorporating extended stone pathway/patios, lawn garden, further section ideal for a hot tub with mature bed adjacent and timber fencing.

The Location

Highfields Estate is located on the southern edge of Littleover and offers a recently built primary school and a parade of shops. Heatherton also combines to offer a selection of amenities and the centre of Littleover offers a comprehensive range of facilities. There is excellent schooling in the area with primary schools, John Port secondary school, Derby High School and The Grammar school. There is also easy access to the A50 and the A38.

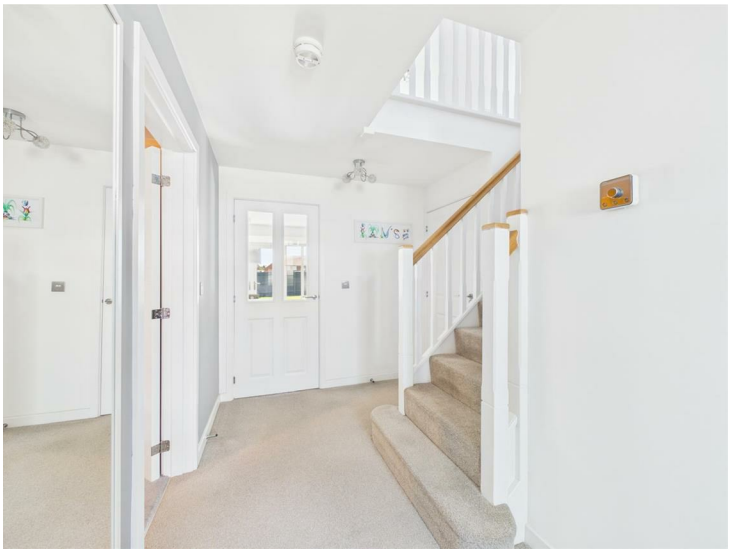
Accommodation

Ground Floor

Entrance Hall

16'9" x 5'0" (5.12 x 1.54)

A panelled and glazed entrance door provides access to spacious hallway with central heating radiator and staircase to first floor with feature balustrade.



Fitted Guest Cloakroom
5'1" x 4'11" (1.57 x 1.52)
Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, useful storage cupboard, central heating radiator and double glazed window to side.

Lounge

17'9" x 12'3" (5.42 x 3.74)

A spacious reception room with central heating radiator, media points and double glazed cant bay window to front.

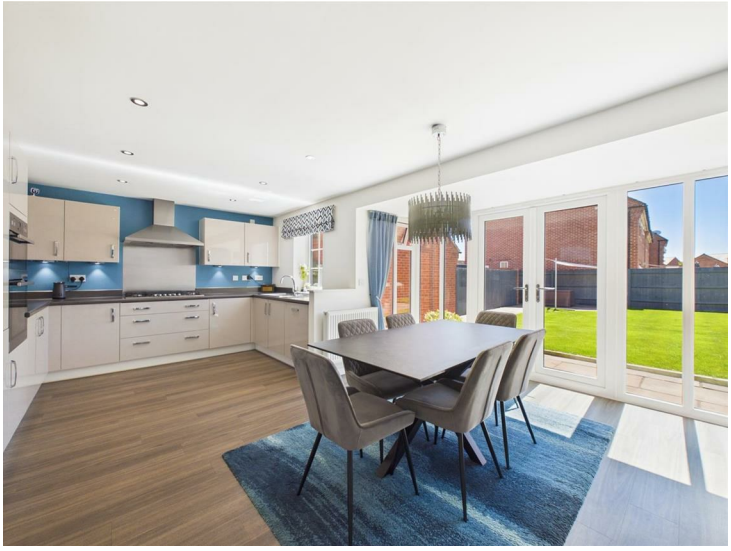
Snug/Study

9'5" x 7'8" (2.88 x 2.34)

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

Open Plan Dining Kitchen

20'1" x 15'5" (6.13 x 4.71)



Dining Area

Sitting within a feature, extended, double glazed box bay window with views over the garden and access via French doors, two central heating radiators and door to utility.

Kitchen

Comprising worktops with matching upstands, inset stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards with under lighting, six plate gas hob with extractor hood over, built-in AEG double oven, integrated fridge freezer and dishwasher, recessed ceiling spotlighting and double glazed window to rear.

Utility

8'3" x 5'2" (2.52 x 1.58)

With worktops, matching upstands, inset stainless steel sink unit, glass finish base cupboards, complementary wall mounted cupboards, appliance space for tumble dryer and washing machine, central heating radiator and panelled and glazed door to rear.

First Floor Landing

12'10" x 11'1" (3.93 x 3.38)

A semi-galleried landing with feature balustrade, central heating radiator, airing cupboard, access to loft space and double glazed window to side.

Bedroom One

12'11" x 12'3" (3.96 x 3.75)

Having a central heating radiator, two fitted wardrobes, double glazed window to front and door to en-suite.

Superbly Appointed En-Suite Shower Room

7'2" x 4'6" (2.19 x 1.38)

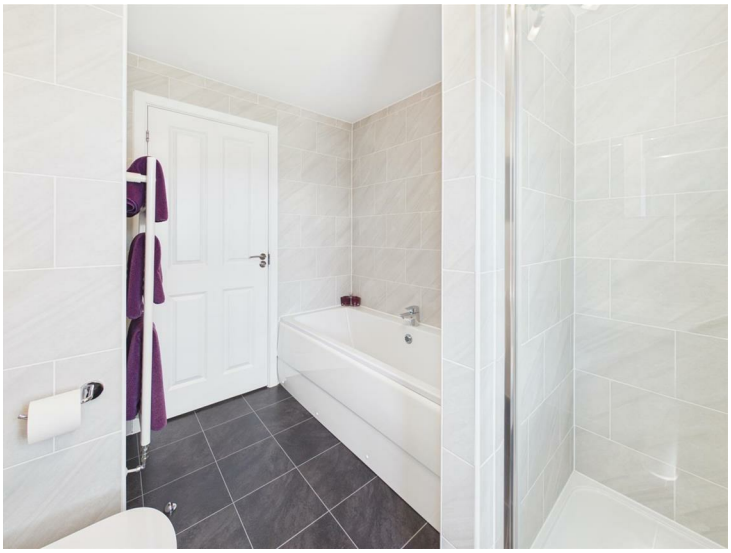
Fully tiled with a contemporary white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, ladder style radiator, shaver point and double glazed window to side.

Bedroom Two
12'6" x 10'2" (3.83 x 3.11)
With central heating radiator and two double glazed windows to front.

Bedroom Three
13'3" x 9'7" (4.04 x 2.93)
Having a central heating radiator, built-in wardrobe and two double glazed windows to rear.

Bedroom Four
10'2" x 7'6" (3.11 x 2.30)
With central heating radiator, built-in wardrobe and double glazed window to rear.

Bathroom
8'9" x 7'6" (2.67 x 2.29)
Fully tiled and superbly appointed with low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle, ladder style radiator and double glazed window to rear.



Outside

The property is set back behind an attractive, low maintenance fore-garden featuring a wrought iron railings, pathway, slate chipping borders with shrubs and tarmac driveway giving access to a detached garage.

The rear garden offers a surprisingly good degree of privacy with a extended stone patios plus pathway. There is also an extensive lawn garden with well-maintained timber fencing and a further section ideal for a hot tub.

Garage

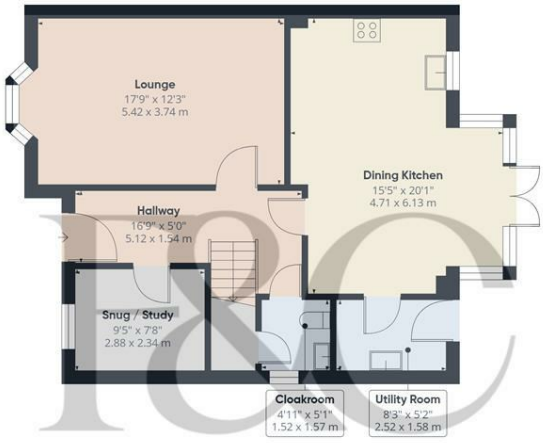
17'5" x 9'10" (5.33 x 3.01)

With up and over door, side pedestrian door, power and lighting.

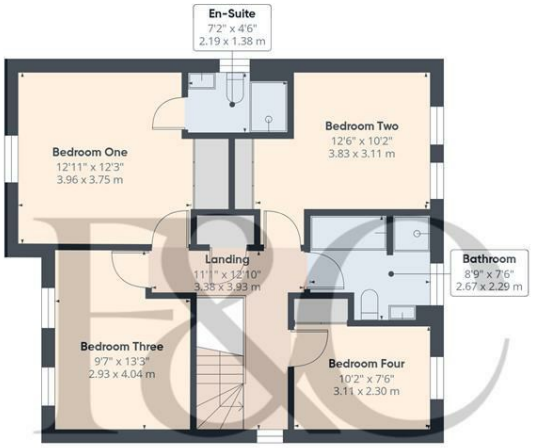
Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £145. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band E



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area[1]

1602 ft²

148.7 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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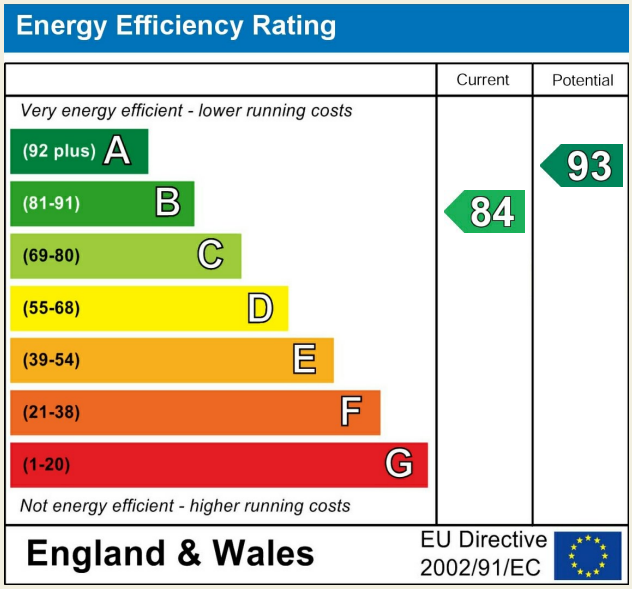

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Council Tax Band: E
Tenure: Freehold