

8 Danby Road, Littleover, Derby, DE23 3AR

Offers Over £255,000



- Popular Estate Location
- No Upper Chain
- NHBC Remaining
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge/Dining Room & Kitchen
- Three First Floor Bedrooms & Bathroom
- Enclosed Lawn Garden to Rear
- Double Width Driveway
- Close to Excellent Transport Links
- Viewing Recommended





Summary

This is a well-presented, modern, three bedroom, semi-detached home built by David Wilson Homes.

The property is sold with the benefit of no upper chain and is double glazed and gas central heated. The accommodation comprises entrance hall, fitted guest cloakroom, lounge/dining room to rear, kitchen, three first floor bedrooms and a bathroom.

The property benefits from a two car driveway and an enclosed lawn garden to the rear.

F&C

The Location

The property's location gives easy access to a primary school, a selection of shops on the estate, a further range of amenities in Heatherton Village and Littleover village centre, John Port secondary school and there is easy access to excellent transport links.

Accommodation

Ground Floor

Hallway

9'11" x 3'7" (3.04 x 1.11)

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

Fitted Guest Cloakroom

5'6" x 3'1" (1.68 x 0.94)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Kitchen

9'11" x 6'8" (3.03 x 2.05)

Comprising wood grain effect worktops with matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards (one of which houses the boiler), four plate gas hob with built-in oven beneath and appliance space suitable for fridge freezer, dishwasher and washing machine.



Lounge/Dining Room

15'4" x 14'3" (4.68 x 4.36)

Having a central heating radiator, understairs storage cupboard, TV point and French doors to rear garden.



First Floor Landing

5'0" x 4'6" (1.54 x 1.39)

A semi-galleried landing with access to loft space.

Bedroom One

13'11" x 8'3" (4.25 x 2.53)

With central heating radiator, TV aerial point, storage cupboard and two double glazed windows to front.



Bedroom Two

10'6" x 7'10" (3.22 x 2.39)

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



Bedroom Three

9'10" x 6'1" (3.01 x 1.87)

With central heating radiator and double glazed window to rear.



Bathroom

6'1" x 6'1" (1.87 x 1.87)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over and chrome towel radiator.



Outside

To the rear of the property is an enclosed lawn garden and to the front is a double width driveway.



Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £176.21. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C

Kitchen
9'11" x 6'8"
3.03 x 2.05 m

Lounge / Dining Room
15'4" x 14'3"
4.68 x 4.36 m

Cloakroom
5'6" x 3'0"
1.68 x 0.94 m

Hallway
9'11" x 3'7"
3.04 x 1.11 m

Approximate total area⁽¹⁾
361 ft²
33.6 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.

GIRAFFE360

Floor 0

Bathroom
6'1" x 6'1"
1.87 x 1.87 m

Bedroom One
8'3" x 14'3"
2.53 x 4.35 m

Bedroom Two
10'6" x 7'10"
3.22 x 2.39 m

Bedroom Three
9'10" x 6'1"
3.01 x 1.87 m

Landing
5'0" x 4'6"
1.54 x 1.39 m

Approximate total area⁽¹⁾
322 ft²
29.9 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



Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

8 Danby Road
Littleover
Derby
DE23 3AR

Council Tax Band: C
Tenure:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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	

