

3 Hastings Close, Littleover, Derby, Derbyshire, DE23 3BN

Offers Around £460,000

Freehold



- Superbly Presented Throughout
- Four, Well-Proportioned Bedrooms
- Entrance Hall, Fitted Guest Cloakroom & Spacious Lounge
- Open Plan Dining Kitchen & Utility
- Four Spacious Bedrooms, Two with En-Suite & Bathroom
- Driveway & Garage
- Enclosed Lawned Garden
- Good Range of Amenities within Easy Reach
- Excellent Transport Links Close By
- Viewing Recommended





Summary

This is a superbly presented and extremely well-proportioned four bedroom, detached residence occupying a popular location on the Highfields estate in Littleover. The property features double glazing and gas central heating with entrance hall, fitted guest cloakroom, spacious lounge, open plan dining kitchen with built-in appliances and separate utility room.

To the first floor is a spacious landing, principal bedroom with en-suite shower room, a second double bedroom with en-suite shower room, two further well-proportioned bedrooms and well-appointed bathroom.

To the front of the property is a good sized driveway providing access to an integral garage. To the rear is an enclosed lawned garden.

F&C

The Location

This popular estate has a parade of shops and recently constructed primary school. Neighbouring Heatherton also has a selection of amenities and Littleover Village Centre has a busy high street again with further facilities and a regular bus service into Derby City Centre. Highfields estate is particularly convenient for the A38 and A50.

Accommodation

Entrance Hall

A panelled and glazed entrance door provides access to the hallway with central heating radiator, wood effect flooring and staircase to first floor.

Fitted Guest Cloakroom

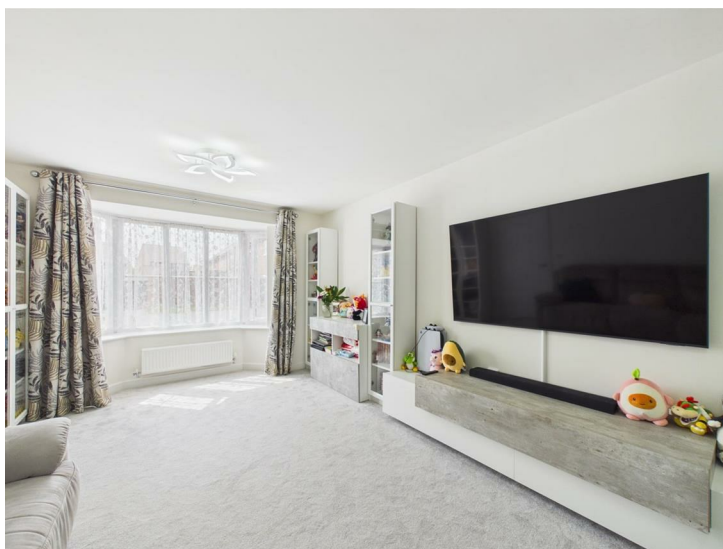
5'6" x 2'9" (1.68 x 0.84)

Comprising a low flush WC, pedestal wash handbasin and central heating radiator.

Lounge

17'9" x 11'2" (5.43 x 3.42)

Having central heating radiator and double glazed window to front.



Open Plan Dining Kitchen

20'8" x 10'8" (6.32 x 3.27)

Having stylish wood grain effect worktops with matching upstands, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, induction hob, glass splashback, extractor hood, built-in double oven, integrated fridge freezer and dishwasher, two central heating radiators, recessed spotlighting, double glazed window and matching French doors to garden.



Utility

10'8" x 5'7" (3.26 x 1.71)

Featuring matching worktops, stainless steel sink unit, fitted base cupboards, appliance space for tumble dryer, central heating radiator and double glazed door to garden.

First Floor Landing

12'10" x 4'7" (3.93 x 1.42)

With central heating radiator and access to loft space.

Bedroom One

15'3" x 11'3" (4.67 x 3.45)

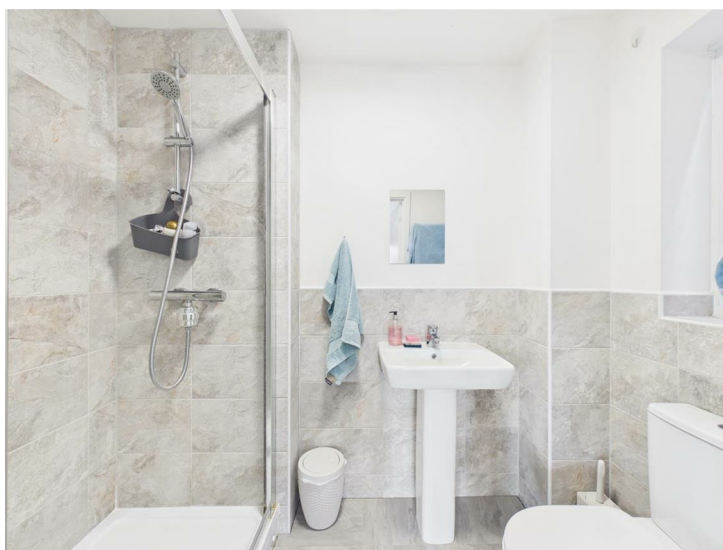
Having a central heating radiator, fitted wardrobe with open shelving and two double glazed windows to front.



En-Suite Shower Room

5'10" x 3'9" (1.78 x 1.16)

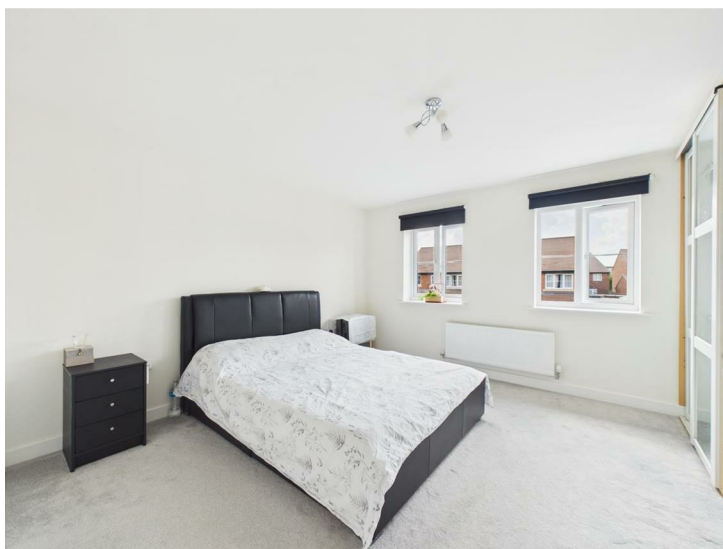
Partly tiled with a white suite, low flush WC, pedestal wash handbasin, good sized shower cubicle, chrome towel rail/radiator and double glazed window to side.



Bedroom Two

12'4" x 11'6" (3.77 x 3.52)

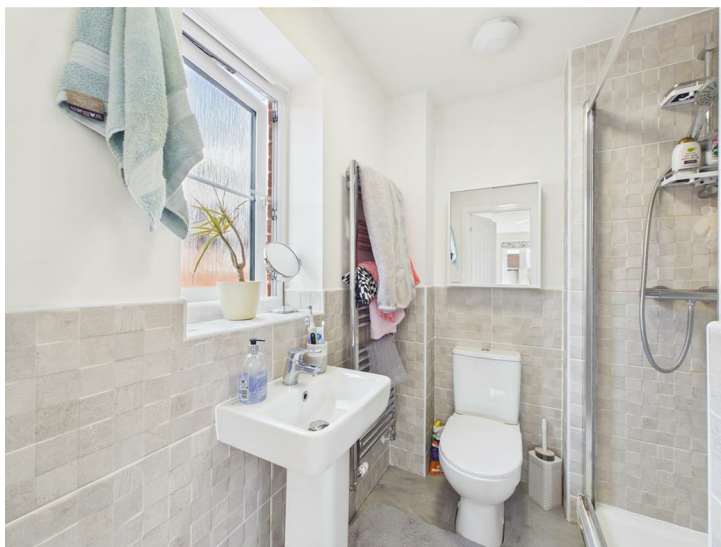
With central heating radiator, fitted wardrobe with open shelving and two double glazed windows to front.



En-Suite Shower Room

7'4" x 4'6" (2.25 x 1.39)

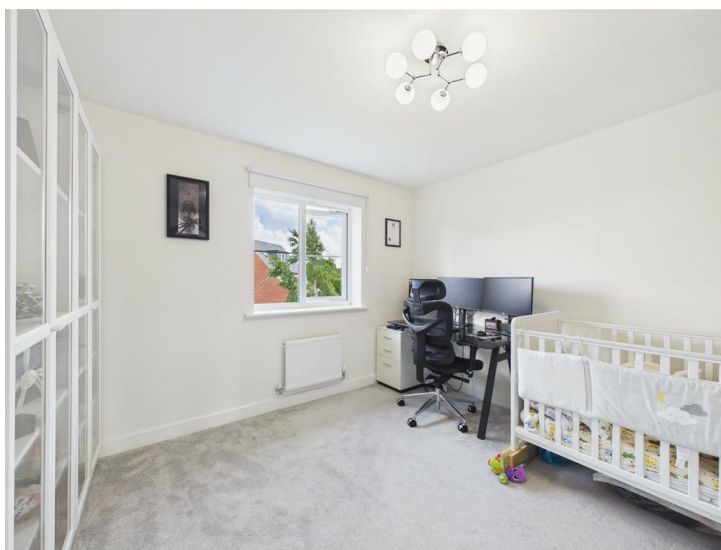
Partly tiled with a white suite, low flush WC, pedestal wash handbasin, good sized shower cubicle, chrome towel rail/radiator and double glazed window to side.



Bedroom Three

10'8" x 10'7" (3.27 x 3.24)

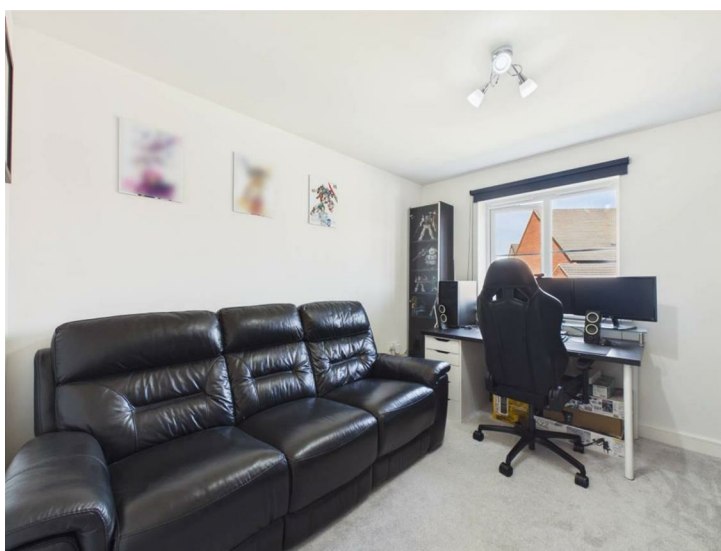
Having a central heating radiator and double glazed window to rear.



Bedroom Four

10'7" x 9'1" (3.23 x 2.79)

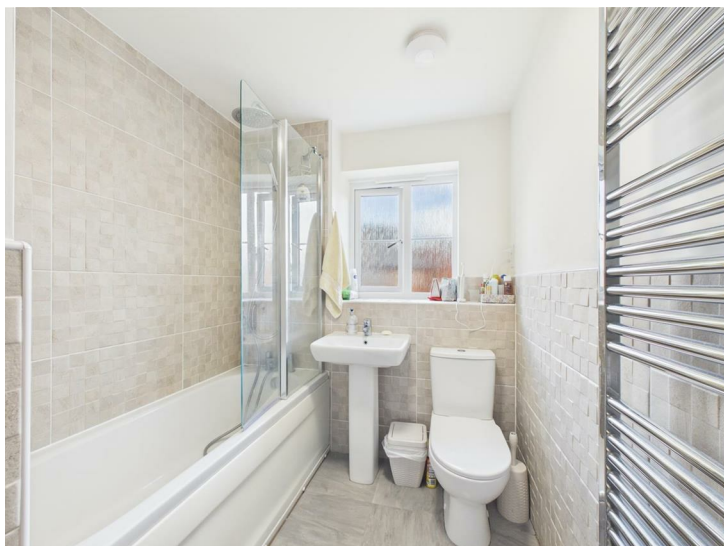
With central radiator and double glazed window to rear.



Bathroom

9'10" x 6'3" (3.01 x 1.91)

Partly tiled with a low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel rail/radiator and double glazed window to rear.



Outside

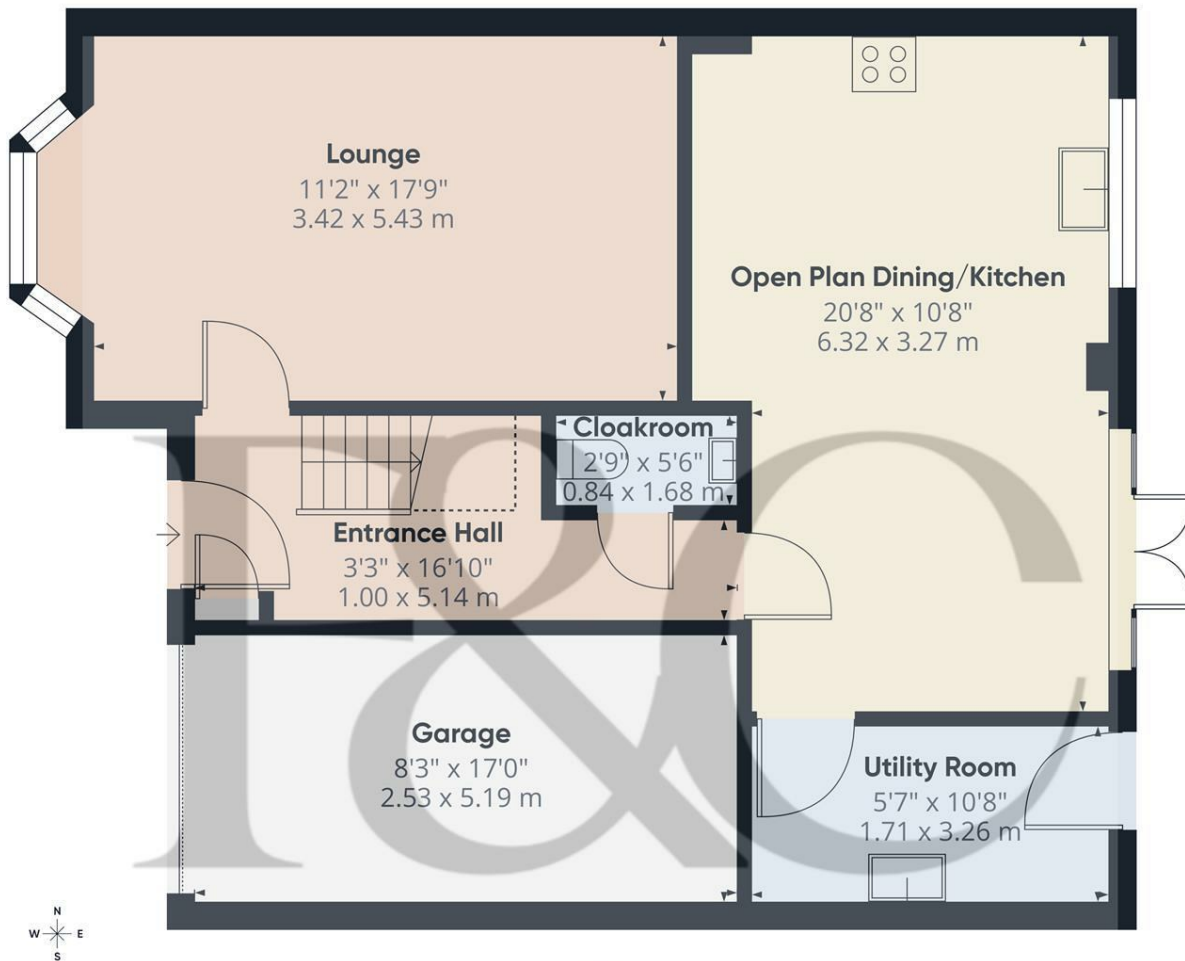
To the front of the property is a double width, tarmac driveway and lawned fore garden. To the rear of the property is a good sized lawn bounded by close slat timber fencing.



Council Tax Band E

Estate Management Fees

Please note, we have been informed by the vendor that there is an approximate annual estate service charge of £120. Should you proceed with the purchase of this property this must be verified by your solicitor.



Floor 0

Approximate total area⁽¹⁾

775 ft²
72.1 m²

Reduced headroom

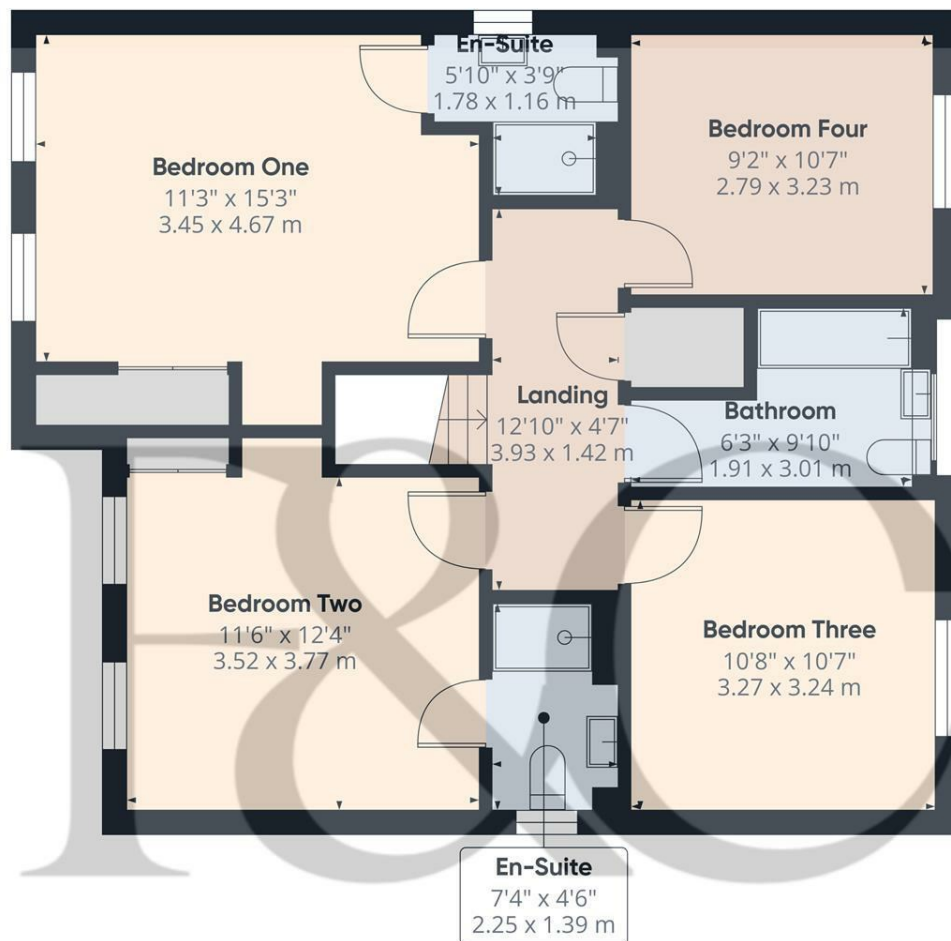
14 ft²
1.3 m²

(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⁾

729 ft²
67.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	

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Council Tax Band: E
Tenure: Freehold

