Fletcher
& Company

10 Cheadle Close, Littleover, Derby, DE23 3SH

Price £239,000

Freehold

- No Upward Chain
- Highly Convenient Location
- Double Glazed & Gas Central Heated
- Through Lounge/Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms
- Well-Appointed Shower Room
- South Westerly Facing Low Maintenance Garden
- Driveway for Two Vehicles
- Close to Excellent Transport Links

Summary

This is a superbly positioned, three bedroom, semi-detached residence sold with the benefit of no upper chain. Located in a highly convenient location just off Burton Road in a quiet cul-de-sac and offering easy access to Littleover village centre with an excellent range of amenities.

The property is double glazed and gas central heated with entrance hall, through lounge/dining room, fitted kitchen, three first floor bedrooms and a well-appointed shower room.

There is a good sized block paved driveway and a private, low maintenance rear garden.

The Location

The property is located in Littleover which offers a range of amenities including shops, cafes and a regular bus service into Derby City centre. Good schooling is available at all levels and the property falls within the noted Littleover Community school catchment area. Easy access is available to the A38 and A50 proving quick routes to Burton, Nottingham and the M1 motorway.

Accommodation

Ground Floor

Entrance Hall

13'2" x 5'9" (4.03 x 1.76)

A UPVC double glazed entrance door provides access to hallway with central heating radiator, staircase to first floor and storage cupboard.

Through Lounge/Dining Room

21'5" x 7'10" (6.55 x 2.39)

Lounge Area

With feature fireplace ideal for an electric fire, central heating radiator, feature exposed beam ceiling and double glazed and leaded window to front.

Dining Area
With central heating radiator, exposed beam ceiling and French doors to garden.

Kitchen
11'5" x 7'9" (3.49 x 2.37)
Comprising roll edged preparation surfaces with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, appliance spaces currently housing fridge freezer, washing machine and dishwasher And double glazed window and door to rear.

First Floor Landing
9'1" x 2'9" (2.78 x 0.86)
A semi-galleried landing with airing cupboard housing the Worcester gas fired boiler and access to loft space.

Bedroom One
12'7" x 10'9" (3.86 x 3.28)
Having a central heating radiator and double glazed window to front.

Bedroom Two
10'1" x 8'5" (3.08 x 2.59)
With central heating radiator and double glazed window to rear.

Bedroom Three
8'5" x 6'9" (2.59 x 2.07)
Having a central heating radiator and double glazed window to front.

Well-Appointed Shower Room
9'1" x 5'4" (2.78 x 1.63)
Fully tiled with a white suite comprising low flush WC, corner wash handbasin, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and two double glazed windows to rear.

Outside

To the rear of the property is a private, low maintenance garden with patio area, herbaceous slate chipping borders containing plants and shrubs, greenhouse and timber shed.

The property benefits from a block paved driveway providing off-road parking for at least two vehicles.

Council Tax Band B

Floor 0

Approximate total area(1)
413 ft²
38.5 m²

Reduced headroom
13 ft²
1.2 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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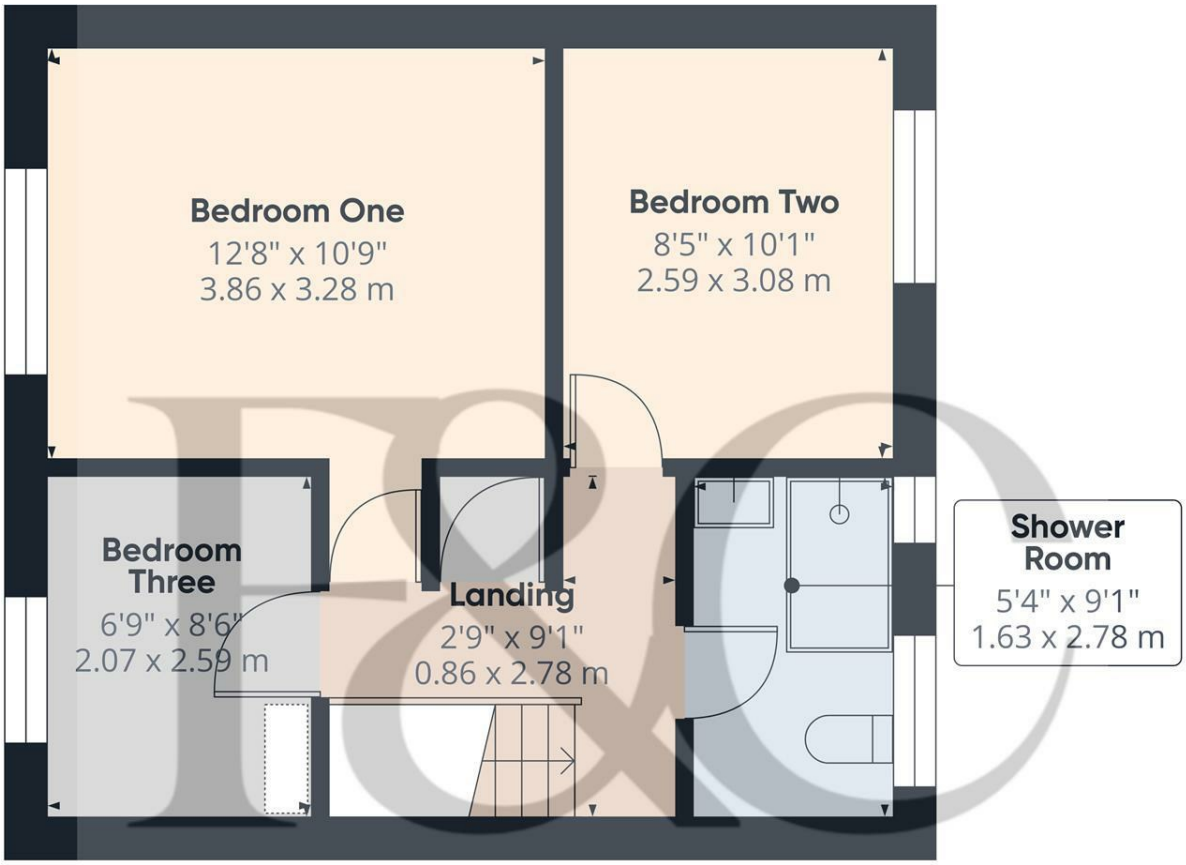

Floor 1

Approximate total area(1)
380 ft²
35.3 m²

(1) Excluding balconies and terraces

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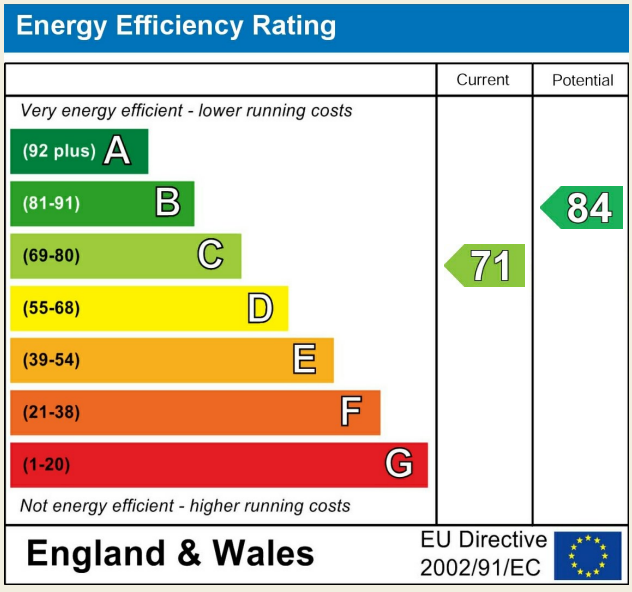

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Council Tax Band: B
Tenure: Freehold