

15 Stafford Drive, Littleover, Derby, DE23 3WG

£190,000

This well-maintained terraced house, perfect for first-time buyers or investors, features two spacious double bedrooms, a modern bathroom, an open-plan kitchen and reception room with garden views, private parking, and a desirable location with excellent transport links and amenities nearby.

Summary Description

Presenting this well-maintained terraced house for sale. The property is in good condition, offering an inviting and comfortable living space. It is ideally suited for first-time buyers or investors, providing an excellent opportunity to acquire a property in a desirable location.

The house comprises two double bedrooms, a modern bathroom, and a downstairs toilet for added convenience. Both bedrooms are spacious and welcoming, providing ample room for relaxation and comfort.

The heart of the home is the open-plan kitchen and reception room layout. This unique feature allows for a seamless blend of cooking, dining, and living spaces. The kitchen is well-equipped, and the reception room is enhanced with large windows that flood the area with natural light. The room offers a stunning view of the garden and direct access to it, providing a perfect setting for entertaining or unwinding.

One of the property's most notable features is the outside space. The house benefits from a garden that offers a tranquil retreat and private parking that enhances the practicality of the residence.

The property is ideally located with excellent public transport links and local amenities within easy reach, making everyday living and commuting hassle-free. It is in the vicinity of quality schools, green spaces, and parks, ensuring an optimal environment for families.

This terraced house offers a blend of comfort, convenience, and location. With its open-plan layout, garden views, and convenient location, this property is not to be missed.

Entrance hall

Having wood effect Amtico flooring and neutral decor, panelled and part obscure glazed composite main entrance door, utility cupboard with plumbing for washing machine and wall mounted combination boiler.

Guest cloakroom



Having wood effect Amtico flooring and neutral décor, front aspect obscure UPVC double glazed window, radiator, toilet, pedestal wash hand basin with chrome monobloc tap and extractor fan.

Open plan Living room / Kitchen

18'0" x 12'11" (5.51 x 3.96)



Having wood effect Amtico flooring and neutral décor, UPVC double glazed French doors to garden, TV point, cable point, telephone point, radiator, a range of fitted wall and floor units to gloss grey/mushroom with wood effect roll edge worktop, inset stainless steel sink with drainer and chrome monobloc tap, inset gas hob with extractor fan over and integrated electric oven.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase and access to roof space.

Bedroom One

12'11" x 7'9" (3.96 x 2.38)



Carpeted and neutrally decorated with rear aspect UPVC double glazed window, radiator and TV point.

Bedroom Two

12'11" max x 7'8" max (3.96 max x 2.35 max)



Carpeted and neutrally decorated with two front aspect UPVC double windows and radiator.

Bathroom



Having ceramic tiled effect vinyl flooring and neutral decor, tiled splashbacks, bathtub with chrome hot and cold taps, plumbed shower, pedestal wash hand basin with chrome monobloc tap, toilet, radiator and extractor fan.

OUTSIDE

Frontage and driveway

To the front is a Tarmacadam driveway for two cars.

Rear Garden



To the rear there is an enclosed low maintenance garden with paved patio and shale, outside tap and security light.

Material Information

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

For additional material information, please follow the link:
<https://moverly.com/sale/PxPHQoPEAUrY2nJCSqyvdP/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Buying to Let?

Guide achievable rent price: £950 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

what3words ///brick.guitar.scale

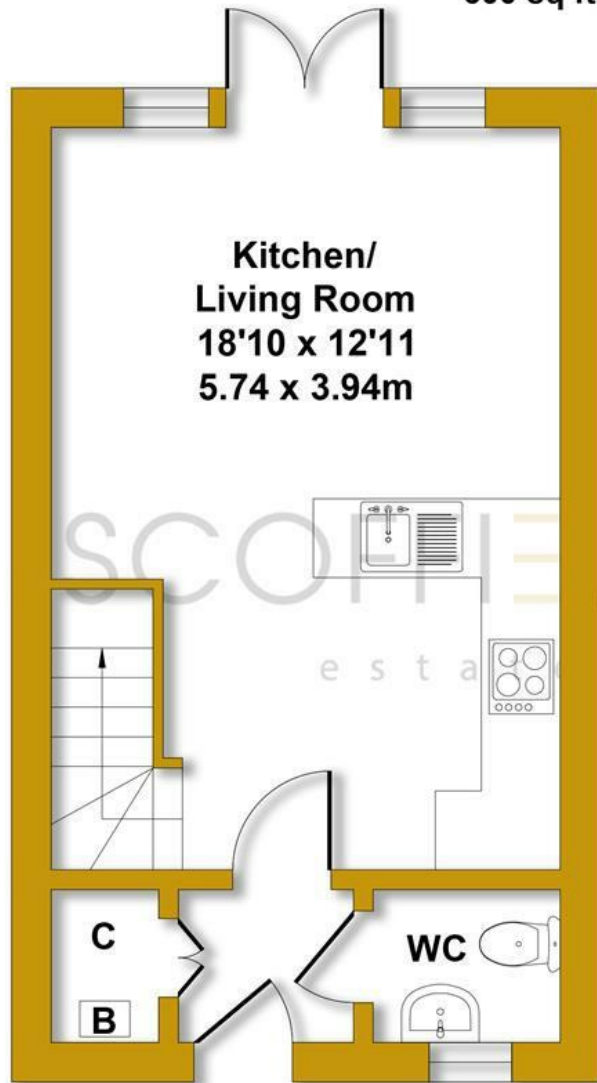


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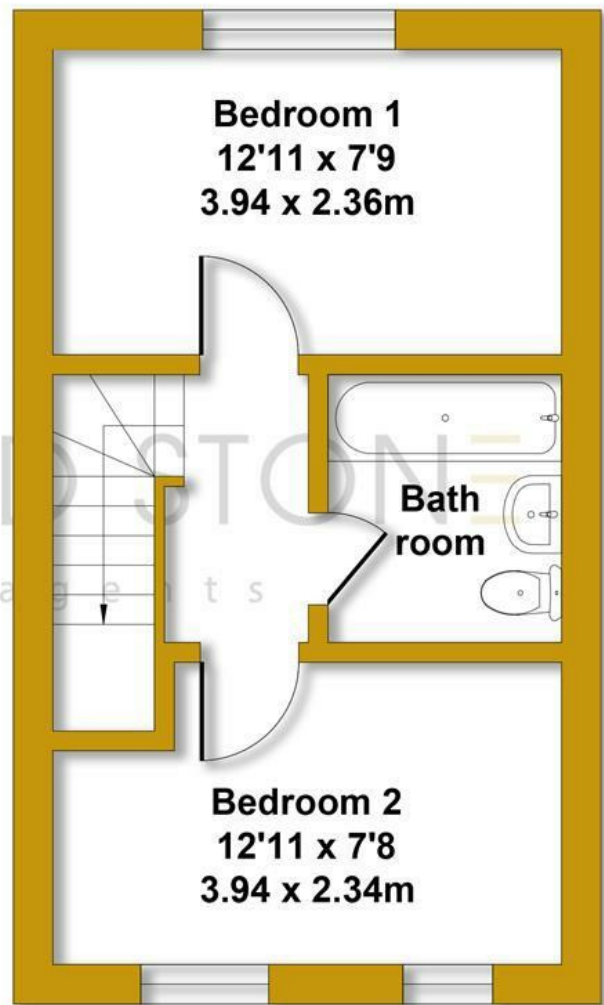
15 Stafford Drive

Approximate Gross Internal Area

600 sq ft - 56 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	97
	83
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	100
	88
England & Wales EU Directive 2002/91/EC	



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980