

**6 Queens Drive, Littleover, Derby, Derbyshire, DE23 6DT**

**Offers Over £315,000**

NO CHAIN Refurbished three bedroom semi detached home on a generous Littleover plot, with open plan kitchen diner, double driveway and private landscaped garden. Ideally placed for the Royal Derby Hospital, village centre and schools, it also offers future scope for extension, subject to the necessary permissions.



Sales: 01283 777100  
Lettings: 01332 511000

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## 6 Queens Drive, Littleover, Derby, Derbyshire, DE23 6DT

### Summary Description

Situated in a highly sought after Littleover location, this refurbished three bedroom semi detached home is an excellent opportunity for buyers wanting space, convenience and future potential. Set on a generous plot with ample parking and a very private rear garden, it offers comfortable family living within walking distance of the Royal Derby Hospital, village centre and well regarded schools. With further scope for extension or reconfiguration, subject to the necessary consents, it is a home you can grow into over time.

Inside, an enclosed porch with useful utility cupboard leads into an attractive hallway with wood panelling. The front lounge has a feature brick fireplace, wood effect flooring and a large picture window. Across the rear, the impressive open plan kitchen diner enjoys garden views, contemporary units, integrated appliances and French doors onto the patio, creating a great everyday and entertaining space. A modern ground floor cloakroom completes the layout. Upstairs are three well proportioned bedrooms and a stylish bathroom, complemented by a separate wc, ideal for busy households.

Outside, the block paved double driveway provides good off road parking for up to 3 cars and includes an electric vehicle charging point, with secure gated side access. The rear garden has been landscaped to offer a safe, enclosed space with lawn, patio, shed and outside tap. Littleover offers a vibrant village centre with shops, cafés and pubs, regular bus services into Derby, as well as easy access to the A38, A50 and A52, making this an ideal base for commuters and hospital workers alike.

### Entrance Porch

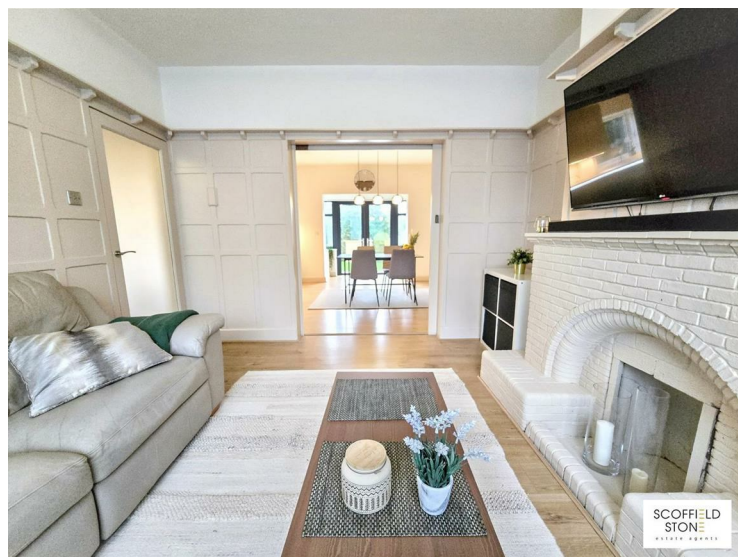
With brick tile flooring, front aspect obscure upvc double glazed window and door to main entrance. Utility cupboard with plumbing for washing machine.

### Entrance Hall

Having wooden flooring, stylish wood panelling to walls, radiator.

### Lounge

11'3" x 12'3" (3.43 x 3.74)



Having wood effect laminate flooring, front aspect upvc double

glazed window, wood panelling to walls, tv and internet points, radiator, feature brick fireplace.

### Kitchen/Diner

20'3" x 15'7" (6.18 x 4.76)



Having wood effect laminate flooring, rear aspect upvc double glazed window, bay to garden with upvc double glazed windows and French doors, fitted contemporary wall and floor units with stone effect worktop and Metro style tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with electric hob, extractor fan, integrated dishwasher

### Guest Cloakroom/WC



Having wood effect cushion flooring, side aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, wall mounted wash hand basin with chrome mixer tap.

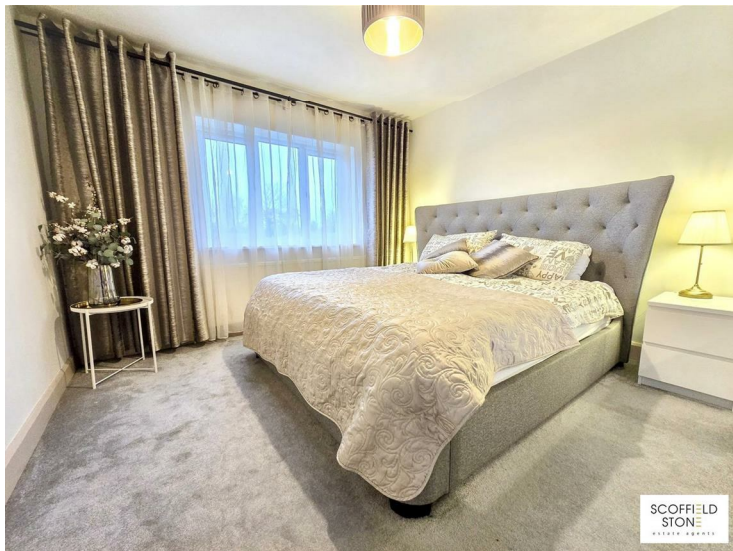
### Stairs/Landing

Carpeted, side aspect obscure upvc double glazed window, wooden spindle staircase, wood panelling to walls, access to roof space.

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## Bedroom One

11'1" x 12'7" (3.4 x 3.85)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bedroom Three

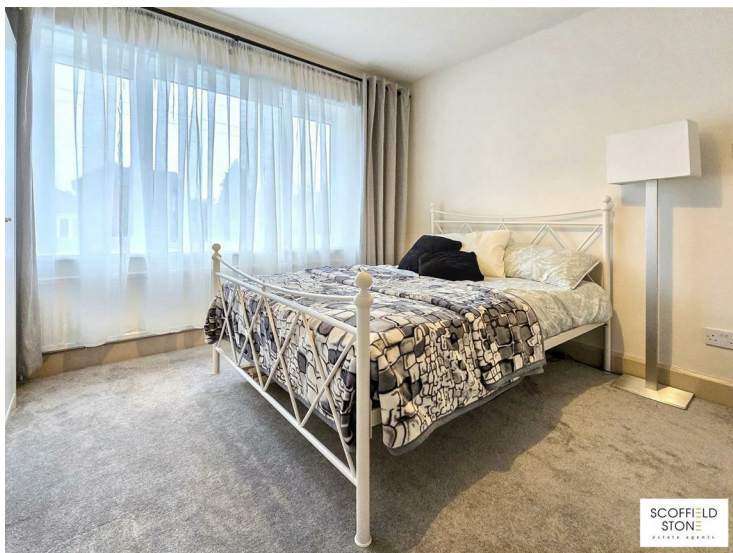
9'1" x 7'4" (2.78 x 2.24)



Carpeted, rear aspect upvc double glazed window, radiator.

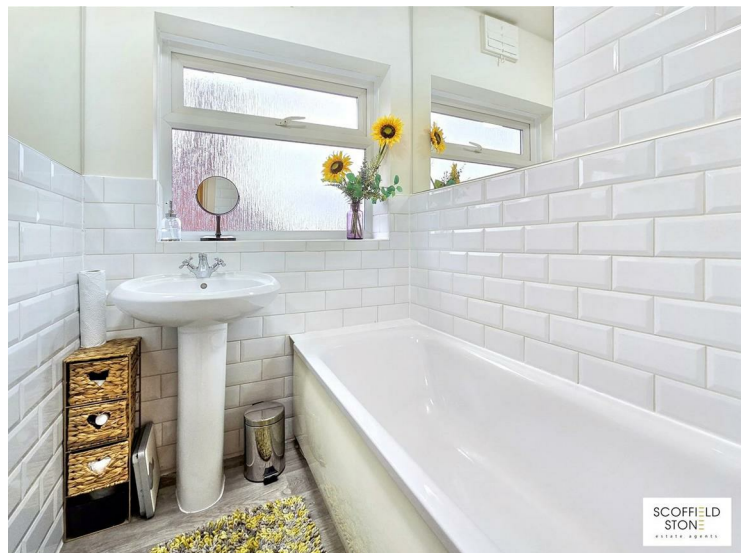
## Bedroom Two

11'2" x 12'1" (3.41 x 3.7)



Carpeted, front aspect upvc double glazed window, radiator.

## Bathroom



Having wood effect cushion flooring, side aspect obscure upvc double glazed window, Metro style splashbacks, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome mixer tap.

Toilet



Having mosaic tile effect cushion flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome mixer tap.

Rear Garden



A generous enclosed and very private garden which has been landscaped to provide a good mixture of lawn and paved patio. Wooden shed, cold water tap and built in under stairs storage.

OUTSIDE

Frontage and Driveway



Car parking for up to 3 cars is provided by the block paved double driveway which extends beyond secure metal gates to the side. Electric vehicles charging point.

Schedule of Refurbishment

Since 2018, 6 Queens Drive has undergone a comprehensive programme of improvement. The first phase, completed in 2018, included converting and block paving the front driveway, replacing two rear bedroom windows plus the patio door, a full rewire with new fuse box, creating an open plan kitchen diner by removing a wall, full redecoration, installation of a downstairs WC, new floor coverings throughout, a new bathroom with modern tiling, app controlled heating and new internal doors upstairs. The most recent phase has further upgraded the home with a newly landscaped rear garden, block paved side and patio areas, a new shed, a completely refitted kitchen with new appliances, fresh paintwork throughout, replacement Anglian windows to the remaining rooms and a new front door, an electric vehicle charging point, a utility cupboard in the porch for the washing machine and new lights and switches.

Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

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. The system was installed at an unknown date.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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



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## 6 Queens Drive, Littleover, Derby, Derbyshire, DE23 6DT

Good

Parking: Driveway and Off Street

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

Loft access: Yes - insulated and unboarded, accessed by: Need ladders. Only hatch in the ceiling.

There is a small charge of £25 per person to cover the cost of these checks.

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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.

Follow the link for the full report:

<https://moverly.com/sale/CQn3MZU4KgAaYUxbT7szJZ/view>

### 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

///forms.famed.warns

### Buying to Let?

Guide achievable rent price: £1250pcm

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. Scofield 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.

### ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction.

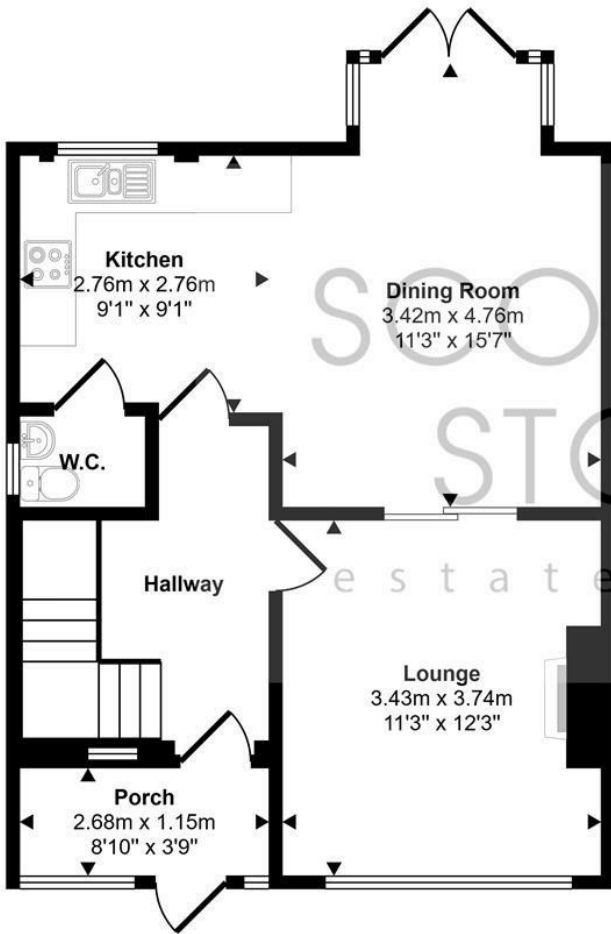


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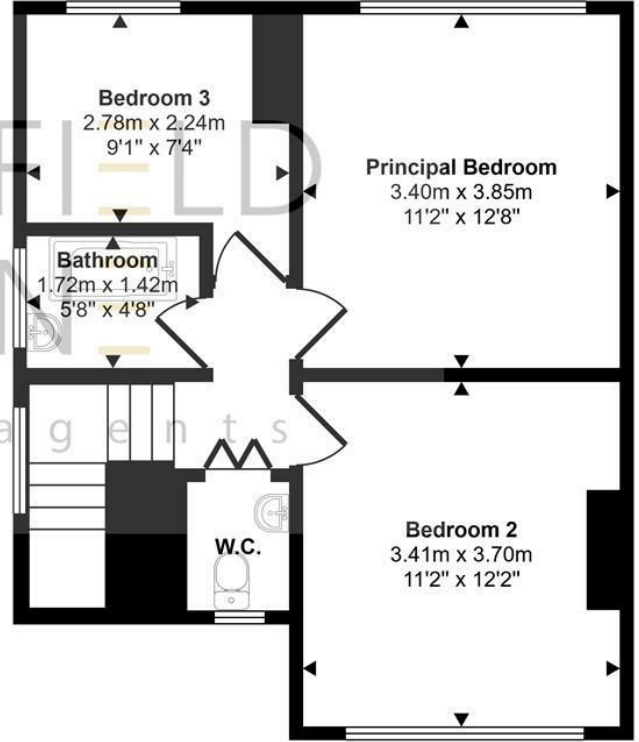
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Approx Gross Internal Area  
96 sq m / 1029 sq ft

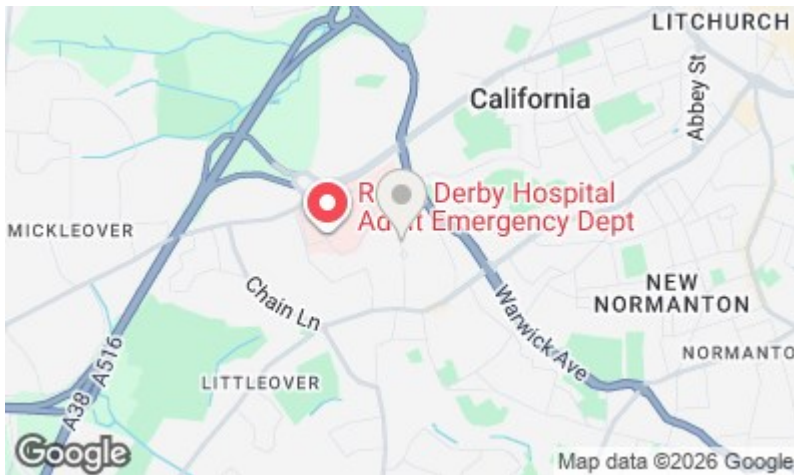


Ground Floor  
Approx 50 sq m / 543 sq ft



First Floor  
Approx 45 sq m / 487 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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