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Sold

16 Ford Drive, Littleover, Derby, DE23 3AG

£260,000

Well presented three bedroom semi detached home in popular Littleover, offering 77 sq m (831 sq ft) of accommodation, driveway parking, an enclosed landscaped garden, breakfast kitchen, spacious lounge with French doors, en suite to the principal bedroom and excellent access to schools, amenities and major road links.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Situated in the popular residential suburb of Littleover, this well presented three bedroom semi detached home offers comfortable, low maintenance living with the benefit of off road parking, an enclosed rear garden and well planned accommodation extending to 77 square metres (831 square feet). An excellent choice for first time buyers, young families, downsizers or buy to let investors, the property combines practical living spaces with a convenient location close to everyday amenities.

The accommodation begins with a welcoming entrance hall leading to a bright dual aspect lounge, where French doors open directly onto the landscaped rear garden, creating an excellent space for both relaxing and entertaining. The well equipped breakfast kitchen provides ample storage and worktop space, together with integrated cooking appliances and room for family dining. Completing the ground floor is a useful guest cloakroom. Upstairs, the principal bedroom benefits from fitted wardrobes and its own en suite shower room, whilst two further bedrooms are served by a family bathroom. Outside, a double tandem driveway provides off road parking, with gated access to a private rear garden featuring a patio, lawn and established planting, together with an outside power socket, cold water tap and garden shed.

Littleover remains one of Derby's most sought after residential locations, offering a wide selection of shops, supermarkets, cafés and leisure facilities within easy reach. The property is conveniently positioned for highly regarded schooling, including Littleover Community School, whilst independent schooling and the University of Derby are also easily accessible. Excellent transport links include regular bus services, straightforward access to Derby city centre, the A38, A50 and A516, making commuting across Derbyshire, Staffordshire and beyond both simple and convenient.

Entrance Hall

A welcoming entrance hall featuring attractive wood effect LVT flooring, a part obscure glazed composite entrance door with a side aspect uPVC double glazed window allowing natural light to flow through. Practical under stairs storage provides excellent everyday convenience, whilst a radiator completes the space.

Lounge

15'2 x 12'0 (4.62m x 3.66m)

A bright and comfortable reception room enjoying dual aspect natural light from a side aspect uPVC double glazed window and rear aspect uPVC double glazed French doors opening directly onto the garden, creating an ideal space for both relaxing and entertaining. Finished with wood effect LVT flooring, radiator, TV point, telephone and cable connections.

Kitchen/Diner

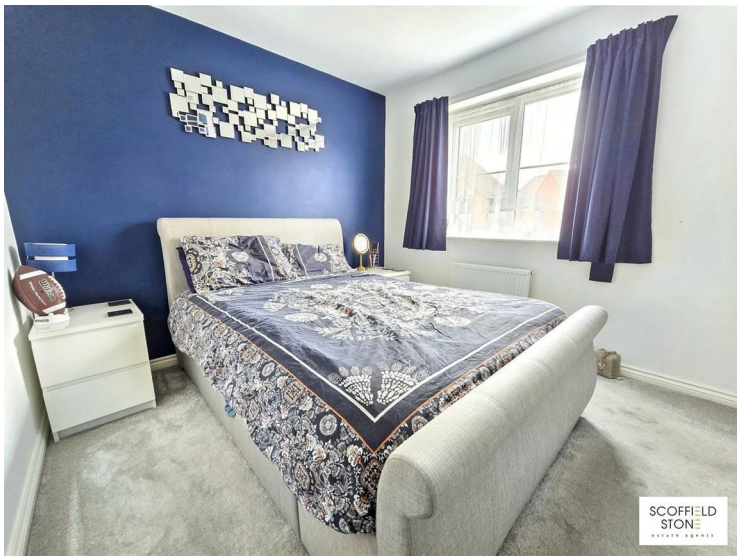
'9 x 10'11 ('2.74m x 3.33m)

A well appointed kitchen/diner fitted with a comprehensive range of wall and base units complemented by wood effect roll edge worktops and ceramic tiled flooring. Features include an inset stainless steel sink with drainer and chrome monobloc tap, integrated electric oven with gas hob and extractor hood, inset ceiling spotlights and under counter space and plumbing for appliances. A front aspect uPVC double glazed window provides natural light, whilst there is ample space for family dining.

Guest Cloakroom
Fitted with ceramic tiled flooring and tiled splashbacks, comprising a low flush WC, pedestal wash hand basin with chrome monobloc tap and radiator.

Stairs and Landing
A carpeted landing accessed via a traditional wooden spindle staircase, with radiator and loft access.

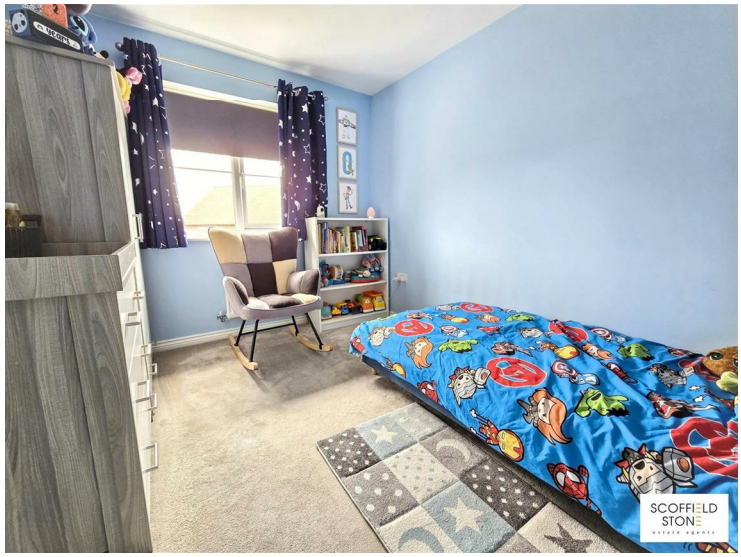
Bedroom One
9'7 x 9'2 (2.92m x 2.79m)



A spacious principal bedroom enjoying a front aspect uPVC double glazed window, fitted wardrobes providing excellent storage, radiator and carpeted flooring.

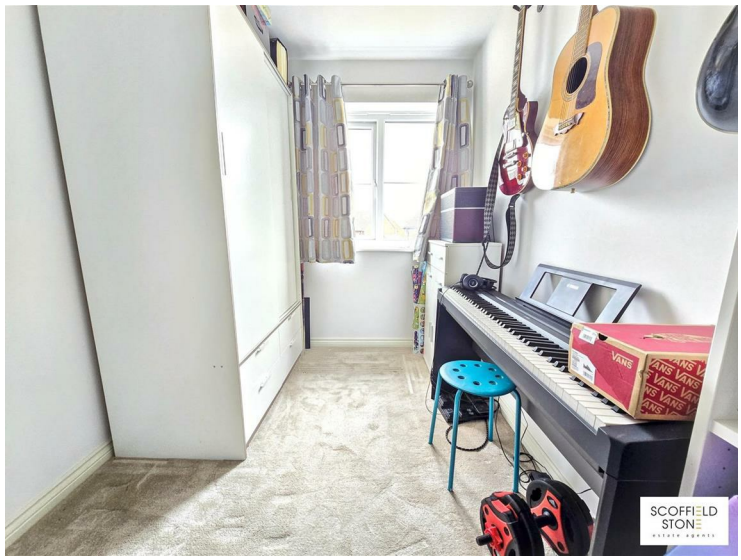
En Suite Shower Room
5'4 x 5'8 (1.63m x 1.73m)
Appointed with ceramic tiled flooring and tiled splashbacks, comprising a shower enclosure with electric shower, pedestal wash hand basin with chrome monobloc tap and low flush WC. A front aspect obscure uPVC double glazed window provides natural light and ventilation, with radiator.

Bedroom Two
8'5 x 10'8 (2.57m x 3.25m)



A well proportioned double bedroom with rear aspect uPVC double glazed window, carpeted flooring and radiator.

Bedroom Three
'6 x 11'9 ('1.83m x 3.58m)



A versatile third bedroom, ideal as a child's room, guest bedroom or home office, featuring a rear aspect uPVC double glazed window, carpeted flooring and radiator.

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Bathroom
5'4 x 6'6 (1.63m x 1.98m)

Fitted with ceramic tiled flooring and tiled splashbacks, comprising a panelled bath with chrome hot and cold taps, pedestal wash hand basin with chrome monobloc tap and low flush WC.

Outside

Frontage and Driveway
The property benefits from a double tandem tarmacadam driveway providing off road parking to the side, with gated access leading to the rear garden. To the front is a neat herbaceous border with a pathway leading to the main entrance.

Rear Garden

The enclosed rear garden has been thoughtfully landscaped to create an attractive and private outdoor space, incorporating a paved patio, shaped lawn and established planting. Additional features include an outside cold water tap, external power socket, garden shed and gated access to the driveway, making it ideal for both entertaining and everyday family living.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: B

The building
Semi-detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Ladder
Outside areas: Rear garden and Front garden

Services
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating, installed 28th Oct 2018
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE great
Parking: Driveway, Private, and Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: yes

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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/9kyTYZTe3k1xjUX9BChuEP/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.

Buying to Let?

Guide achievable rent price: £1350pcm

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.

Location / what3words

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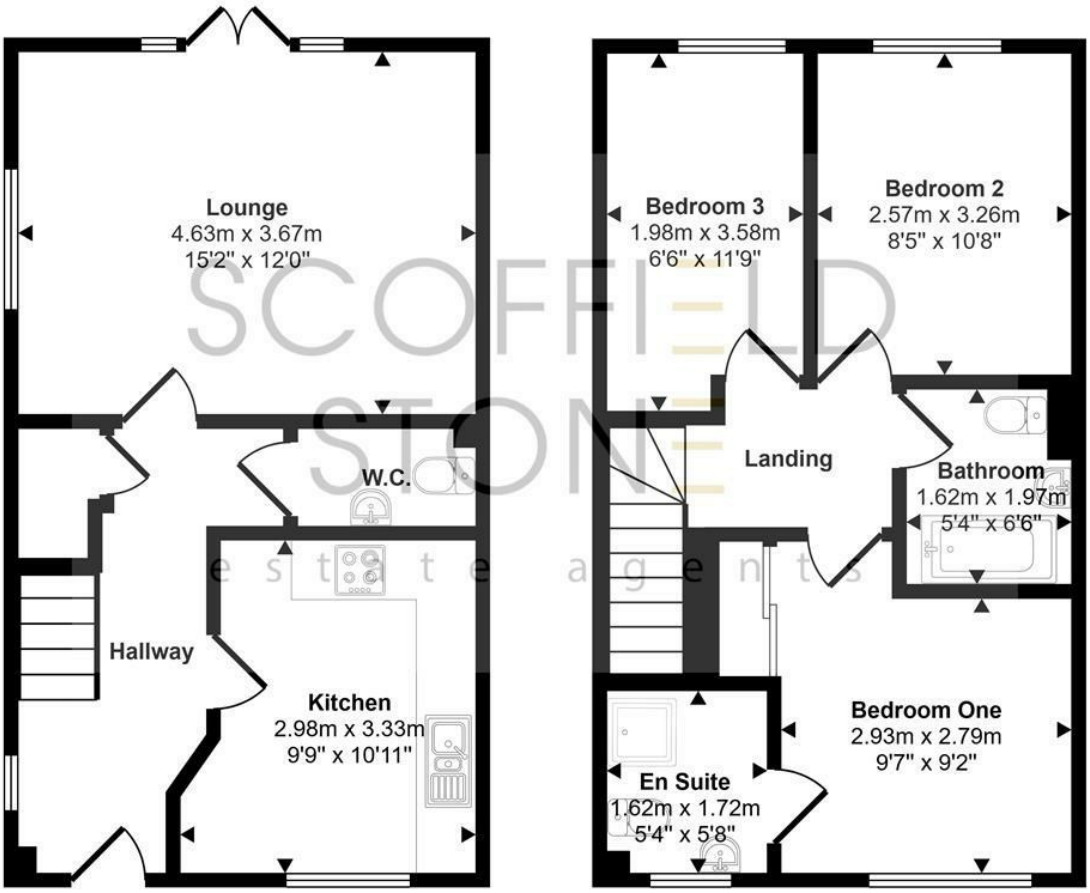
ID Checks for buyers

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

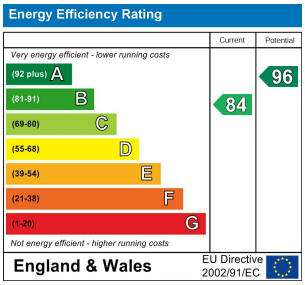
Approx Gross Internal Area
77 sq m / 831 sq ft

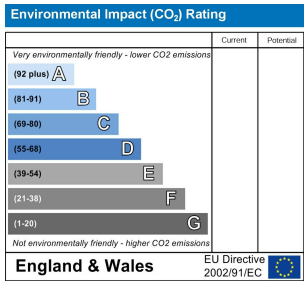


Ground Floor
Approx 38 sq m / 414 sq ft

First Floor
Approx 39 sq m / 417 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.





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