



**174 Haven Baulk Lane, Littleover, Derby, DE23 4AY**

**Offers Over £290,000**

This three-bedroom detached home in Littleover, offers versatile living, excellent local schooling, and a generous garden. With no onward chain and home office potential, it's a fantastic choice for families, downsizers, and investors.

## Summary Description

### Property Overview:

Located in the sought-after Littleover area of Derby, this detached three-bedroom home is well presented and perfect for a growing family, someone looking to downsize, or a savvy investor. Situated within the highly regarded Littleover Community School catchment area, the property is available with no onward chain, offering a smooth and stress-free move.

### Key Features of the Property:

The property's spacious and light-filled layout includes a welcoming entrance hall with wood-effect flooring and a front-facing sitting room. The heart of the home is the open-plan kitchen/diner, featuring modern gloss grey units, integrated appliances, and bi-fold doors opening onto the generous rear garden – ideal for entertaining or family gatherings. There's a versatile fourth bedroom that can serve as a nursery or home office, ensuring the property adapts to your lifestyle. Upstairs, three well-proportioned bedrooms and a contemporary bathroom provide comfortable living spaces. Additional benefits include a guest cloakroom, off-road parking for multiple vehicles, a detached garage, and a landscaped garden.

### Location and Local Amenities:

This home is superbly positioned to take advantage of Littleover's excellent amenities. Families will appreciate the proximity to the well-regarded Littleover Community School and other reputable schools. The area offers a range of local shops, cafés, and restaurants, while Derby city centre is just a short drive away for wider shopping and leisure facilities. Commuters will benefit from easy access to public transport links and major road networks, including the A38 and A50, ensuring smooth travel in and around the city.

### Entrance Hallway

Having wood effect laminate flooring and neutral decor with side aspect part obscure glazed upvc main entrance door, side aspect obscure decorative glazed timber framed window.

### Sitting Room

9'10" x 15'11" (3.02 x 4.86)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed bay window, radiator.

### Open Plan Kitchen / Diner



Having wood effect laminate flooring and neutral decor with inset lights to ceiling

### Kitchen Area

11'10" x 9'10" (3.63 x 3)



With a range of fitted wall and floor units to gloss grey with stone effect worktop and tiled splashbacks, under counter space and plumbing for washing machine, inset composite sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with electric hob over and chimney style extractor hood, radiator, under stairs cupboard.

**Dining Area**

10'10" x 15'3" (3.31 x 4.65)



With rear aspect double glazed bifold doors to garden and side aspect upvc double glazed window.

**Bedroom One**

9'10" x 16'0" (3.02 x 4.89)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

**Guest Cloakroom**



Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, vanity units to gloss grey with stone effect worktop and tiled splashbacks, low flush wc, contemporary wash hand basin with chrome monobloc tap, radiator, wall mounted Worcester bosch gas combination boiler.

**Stairs/Landing**

Carpeted and neutrally decorated with access to roof space.

**Bedroom Two**

10'8" x 9'2" (3.27 x 2.81)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

**Bedroom Three**

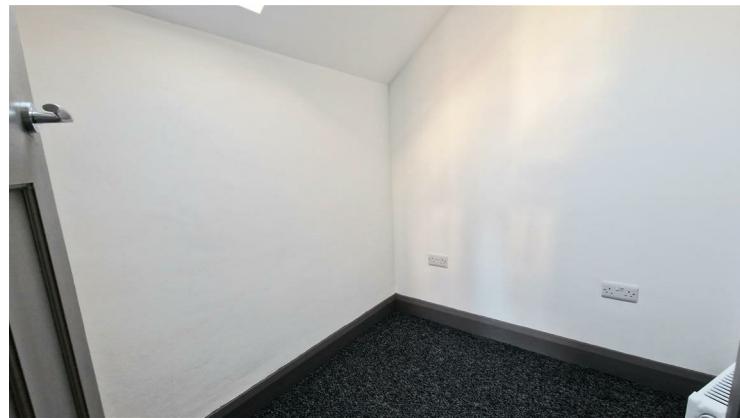
14'6" x 5'8" (4.42 x 1.75)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### Study/Bedroom Four

9'0" x 6'2" (at widest points) (2.75 x 1.9 (at widest points))



Carpeted and neutrally decorated with rooflight, radiator.

### Bathroom



Having wood effect cushion flooring and neutral decor with rooflight, low flush wc, wash hand basin set to vanity unit, with chrome monobloc tap and splashback, 'P' bath with chrome mixer tap, plumbed shower over and tiled splashbacks.

### OUTSIDE

#### Frontage and Driveway

To the front of the property you will find a decorative gravel garden and concrete driveway.

#### Garage

A detached single garage with metal up and over door and side window.

### Rear Garden



Accessed from either the driveway or kitchen/diner you will find a generous, enclosed garden which has been landscaped to provide lawn, some superficial planting and concrete patio.

### Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

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 - Great, Vodafone - Great, Three - Great, EE - Good

Parking: Driveway and Garage

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: No

For additional material information, please follow the link:  
<https://moverly.com/sale/4TCrqLyyC7AJ1Z9SB2o6MG/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.

#### **Disclaimer 03/2021**

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: £1,250pcm

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**

what3words Location: ///region.food.market

#### **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 charge of £25 per person to cover the cost of these checks.



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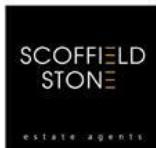
# 174 Haven Baulk



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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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			
EU Directive 2002/91/EC		87	69
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			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			



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