SCOFFIELD STONE
estate agents

Briar House, 14 Grosvenor Drive, Littleover, Derby, Derbyshire, DE23 3UQ

£465,000

BEAUTIFUL FAMILY HOME. Scoffield Stone are delighted to offer 'For Sale' this well presented detached executive family home with four bedrooms, with well proportioned rooms throughout, large ground floor living accommodation, immaculate modern bathrooms and in the sought after location of Heatherton Village. It is ideally situated on an enclave just off Grosvenor Drive and is located within walking distance to all local amenities. It also falls within the highly regarded Griffe Field Primary school catchment area and is close to the renowned Derby Grammar School. Accommodation briefly comprises of; a sizable reception hallway, guest cloakroom, bay fronted sitting room, a modern breakfast kitchen with utility room, dining room/ snug and a lovely Oak framed living area. To the first floor, there are four large bedrooms, with the master having a four piece en-suite, a 'Jack & Jill' style en-suite to bedrooms two and three, bedroom four and a separate family bathroom. The property also benefits from off road parking and a double garage. It boasts a fully enclosed rear garden with decking and patio area which are ideal for entertaining. Viewing is highly recommended to fully appreciate this immaculate home.

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Outside (Front)

To the front of the property there is a tarmac driveway with parking for two cars, a fore garden with concrete paved pathway leading to the canopied storm porch with terracotta tiles, coach light and door to reception hallway.

Reception Hallway

Having an entrance mat-well, solid wooden flooring, two radiators, neutral decor, coving to ceiling and the stair case leading to the first floor landing.

Guest Cloakroom / WC

6'2" x 3'4" (1.9 x 1.03)

Having a modern two piece suite, comprising of a low center flush Ideal Standard Aquablade WC, wash hand basin mounted on to a vanity unit with chrome wall mounted hot and cold monobloc tap with complementary tiled walls and flooring. There is also a wall mounted designer radiator and extractor fan.

Sitting Room

19'2" into bay x 12'0" (5.86 into bay x 3.68)

Having solid wooden flooring, neutral decor, coving to ceiling, two radiators, TV point, telephone point, Satellite point entry, internet point, gas coal effect living flame fire with stone hearth, matching back plate with matching surround and Upvc double glazed bay window to front aspect.

Dining Room/ Snug

12'0" x 10'4" (3.68 x 3.16)

Currently used as a snug by the current owners and having neutral decor, solid wooden flooring, TV point, two radiators and French Oak double glazed doors giving views and access to 'The Oak Room'.

Breakfast Kitchen
19'5" max x 10'10" max (5.92 max x 3.32 max)

Having a range of ivory wall, drawer and base units with brushed chrome handles and quartz working surfaces with an inset stainless steel Astracan sink with vegetable preparation bowl and a chrome hot and cold mixer tap with a Brita water filter and a separate stainless steel Astracan drainer with 'Quooker' instant boiling water tap over. There is also a inset black glass AEG five burner gas hob with a matching glass splash back and an AEG stainless steel chimney style extractor hood over with down lighters, an integrated Siemans dishwasher, integrated electric double oven and grill, spot lights to ceiling, a vertical designer radiator, breakfast bar area, stone flooring, space for an American style fridge/freezer and a UPVC double glazed window to rear aspect. The kitchen then opens up through to dining area and living space affectionately named 'The Oak Room' by the current owners.

'The Oak Room'
22'11" x 13'1" (7 x 4)

Following on from the kitchen and dining area there is an Oak framed extension, with Oak framed double glazed windows to rear and side aspects and French doors and a ceiling lantern with Argon gas filled self-cleaning glass and light points. There is stone flooring, two vertical designer radiators, TV point, under floor heating and a brick built chimney breast with a Brazilian slate hearth and a Clear View 500 wood burner (wood burner available by separate negotiation)

Utility Room
9'5" x 5'2" (2.89 x 1.6)

Having a range of wall and base units, with space and plumbing for automatic washing machine and tumble dryer, an inset stainless steel sink with hot and cold mixer tap and complimentary tiled splash-backs, a concealed wall mounted boiler (serviced regularly), heated towel rail, stone flooring, a door to a large under-stairs cupboard/pantry and a timber opaque double glazed door to side aspect. There is also access to the double garage, which has had a stud wall erected to create a storage area (measuring 2.84m x 2.64m), however this is easily removable if required.

Stairs / Landing

The galleried landing has neutral decor, carpet to flooring, radiator, access to loft space and an airing cupboard housing the Gledhill hot water cylinder.

Master Bedroom
17'0" into wardrobes x 12'1" (5.2 into wardrobes x 3.7)

Having a range of built in wardrobes providing ample hanging and shelving space, carpet to flooring, tasteful decor, two radiators, TV point and UPVC double glazed window to front aspect.

En-Suite to Master
9'5" x 5'11" (2.88 x 1.81)

Having a modern four piece suite, comprising of a low center flush WC, a wash hand basin mounted on a vanity unit with a wall mounted, chrome hot and cold monobloc tap, a feature free standing double ended bath with a wall mounted chrome hot and cold mixer tap and a double shower cubicle with a glass sliding shower screen, shower socket and a chrome mains fed shower with a ceiling mounted rainfall shower head over. There is also a wall mounted heated mirror with back lighting, an extractor fan, full complimentary ceramic tiled walls, ceramic tiled flooring, heated towel rail, under floor heating, spot lights to ceiling and a UPVC opaque double glazed window to front aspect.

Bedroom Two
15'9" x 12'7" into bay max (4.82 x 3.84 into bay max)

Having neutral decor, carpet to flooring, built in wardrobes providing ample hanging and shelving space, two radiators and a UPVC double glazed window to front aspect. There is also access to the 'Jack and Jill' En-suite.

'Jack and Jill' En-Suite
7'9" x 5'3" (2.37 x 1.61)

Having a modern three piece suite, comprising of a low center flush WC, wash hand basin mounted on a vanity unit with chrome hot and cold and a single shower cubicle with a glass sliding shower screen, shower socket and a chrome mains fed shower over and a ceiling mounted rainfall shower head over. There is also ceramic tiled flooring, complimentary tiled walls, shaver point, ceramic heated towel rail, spot lights to ceiling, extractor fan and a UPVC opaque double glazed window to side aspect.

Bedroom Three
12'10" x 10'5" max (3.92 x 3.18 max)

Having built in double wardrobes providing ample hanging and shelving space, telephone point, carpet to flooring, tasteful decor, radiator and a UPVC double glazed window to rear aspect.

Bedroom Four
12'1" x 10'5" (3.69 x 3.18)

Having neutral decor, carpet to flooring, radiator, TV point and a UPVC double glazed window to rear aspect.

Family Bathroom
8'11" x 7'2" max (2.74 x 2.2 max)

The Family Bathroom has a modern four piece suite, comprising of: low centre flush WC, wash hand basin mounted onto a vanity unit with chrome hot and cold waterfall style tap, a feature free standing double ended bath with a chrome hot and cold water fall style mixer tap with a hand held shower attachment and a large walk-in double shower with a glass shower screen, recessed storage, shower socket, chrome mains fed shower and rainfall shower head over. There is also a heated towel rail, spot lights to ceiling, extractor fan, shaver point and a UPVC opaque double glazed window to rear aspect.

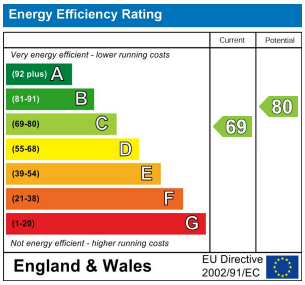
Rear Garden
To the rear of the property there is fully enclosed garden with closed paneled fencing. There is a wooden gate providing access to the front, a concrete paved patio area with a dwarf bricked wall and picket fencing, a shaped lawned area with graveled borders and a raised deep graveled border with some ornamental trees and a decked area which is ideal for entertaining. To the other side of the property there is a timber built storage with a gate to the front and rear and wood store.

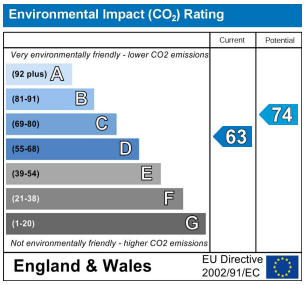
Double Garage
13'3" x 13'3" maximum (measured internally) (4.06 x 4.06 maximum (measured internally))
The property also benefits from a double garage, which has two up and over doors, power and light.

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor

First Floor





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