



96 Pastures Hill, Littleover, Derby, DE23 4BD

£1,700 PCM

A spacious three bedroom semi detached home to let on Pastures Hill, within the Littleover Community School catchment area. Featuring two reception rooms, driveway parking, a detached garage and a particularly large maintained rear garden, this well positioned property offers practical family accommodation close to local amenities and transport links.

EPC rating: (C (70) Council tax band: D, Deposit £1950, and a holding deposit of £390 which will go towards the successful applicants first month rent

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FULL DESCRIPTION

Occupying a prominent position on Pastures Hill, this spacious three bedroom semi detached house is available to let in the popular Littleover area of Derby. Offering approximately 99 square metres (1,068 square feet) of accommodation, the property combines generous living space, character features and excellent outside provision. Its location within the Littleover Community School catchment area, together with ample driveway parking, a detached garage and a substantial private rear garden, makes it particularly well suited to families and professional households. The ground floor includes a welcoming entrance hall with useful under stairs storage, a well proportioned lounge with French doors opening onto the garden, and a separate dining room that provides valuable flexibility for family meals, entertaining or home working. Character is introduced through decorative fireplaces in both reception rooms. The fitted kitchen offers appliance space and plumbing, while a convenient guest cloakroom completes the ground floor. Upstairs are three comfortable bedrooms, including two rooms with attractive bay windows, together with a fully tiled family bathroom. Outside, the generous driveway provides parking for several vehicles and leads to a detached garage with power and lighting. The particularly large rear garden features lawn, paved seating areas, established planting, mature trees and a pond. Professional garden maintenance is provided at an additional cost of £100 per calendar month, payable by the tenant. Pastures Hill is well placed for the everyday amenities of Littleover Village, including shops, cafés, healthcare facilities and community services. Littleover Community School is situated on Pastures Hill, with a choice of primary schools also available locally. Regular bus services provide connections towards Derby city centre, while nearby road links offer convenient access to the A38, A50, Royal Derby Hospital, Derby city centre and surrounding employment areas

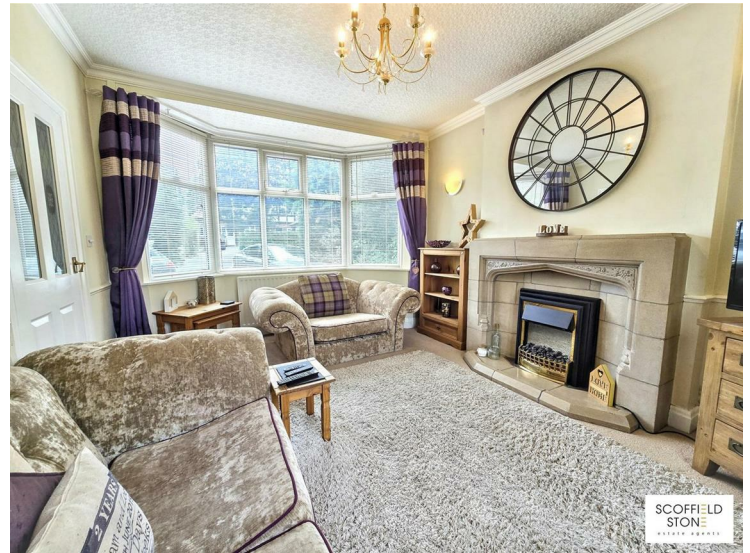
Entrance Hall

5'9" x 14'11" (1.76 x 4.57)

A practical and welcoming entrance hall with wood effect laminate flooring, a part obscure UPVC double glazed front entrance door and a further part obscure glazed door providing direct access to the rear garden. Additional features include a radiator, telephone point and useful under stairs storage.

Lounge

10'10" x 13'11" (3.32 x 4.25)



A spacious, neutrally decorated reception room with fitted carpet and plenty of natural light from a front facing UPVC double glazed window and rear facing French doors opening onto the garden. An ornate stone fireplace with inset electric fire creates an attractive focal point, complemented by television and telephone points and a radiator.

Dining room

11'1" x 11'11" (3.40 x 3.64)



A separate and versatile dining room with wood effect laminate flooring, neutral decor and a front facing UPVC double glazed window. A decorative cast iron fireplace adds character, with a radiator completing the room.

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Kitchen

14'2" x 9'4" (4.32 x 2.87)



Fitted with a range of wall and floor units, stone effect roll edge worktops and tiled splashbacks. The kitchen also includes ceramic tiled flooring, an inset stainless steel sink with drainer and chrome monobloc tap, together with under counter space and plumbing for appliances. Natural light is provided by rear facing UPVC and wooden framed double glazed windows, with a radiator also installed.

Guest Cloakroom

Finished with ceramic tiled flooring and fully tiled walls, the guest cloakroom includes a wall mounted wash hand basin with chrome taps, low flush WC, inset ceiling lighting and radiator. A rear facing obscure UPVC double glazed window provides natural light and privacy.

Stairs and Landing

A carpeted staircase with traditional wooden spindles rises to a bright landing, featuring front and side facing UPVC double glazed windows. There is also a radiator and access to the roof space.

Bedroom one

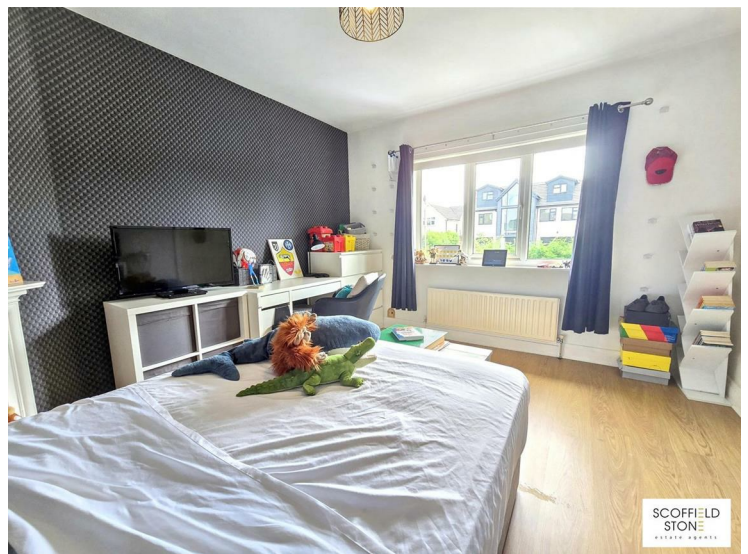
11'1" x 14'6" (3.39 x 4.42)



A generously proportioned double bedroom with wood effect laminate flooring and neutral decor. Front facing bay and rear facing UPVC double glazed windows provide excellent natural light, with a radiator also installed.

Bedroom Two

11'4" x 12'2" (3.46 x 3.71)



Another well proportioned bedroom with wood effect laminate flooring, a front facing UPVC double glazed bay window and a decorative cast iron fireplace, adding a touch of period character. The room also includes a radiator.

Bedroom Three

7'11" x 9'3" (2.42 x 2.82)



A comfortable third bedroom with wood effect laminate flooring, a rear facing UPVC double glazed window and radiator.

Bathroom

8'10" x 5'10" (2.71 x 1.80)



A fully tiled bathroom with ceramic tiled flooring and two rear facing UPVC double glazed windows. The suite includes a vanity unit with inset wash hand basin and chrome monobloc tap, low flush WC and bathtub with chrome mixer tap and shower attachment. A chrome heated towel rail completes the room.

Outside

Frontage and Driveway

The property is approached via a generous tarmac driveway, providing ample off road parking for several vehicles and access to both the main entrance and detached garage.

Garage

A detached single garage with timber folding doors, power, lighting, side window and a separate personnel door.

Rear garden



A particularly generous and attractively landscaped rear garden, thoughtfully arranged to include a broad lawn, paved patio areas, established herbaceous borders, mature trees and a pond. The garden offers an excellent space for relaxing, entertaining and outdoor enjoyment.

The garden is professionally maintained at a cost of £100 per calendar month, payable by the tenant.

Location / what3words

///hopes.joins.orbit

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: C

Monthly rent: £1,700

The building

Semi-detached house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway

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

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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.

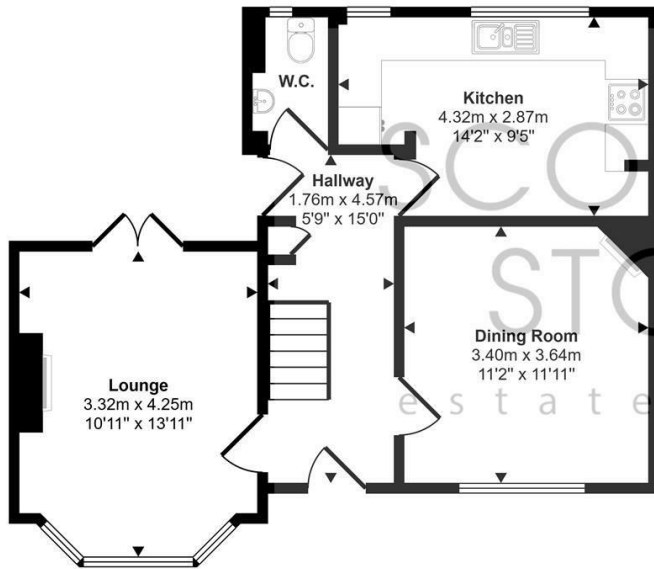
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance 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.



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Approx Gross Internal Area
99 sq m / 1068 sq ft

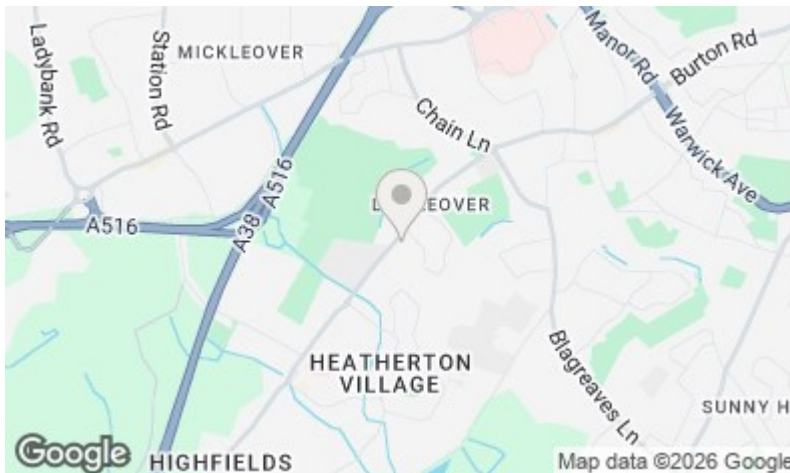


Ground Floor
Approx 49 sq m / 529 sq ft



First Floor
Approx 50 sq m / 539 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 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		
England & Wales	EU Directive 2002/91/EC	



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