



### 9 Angelica Close, Littleover, Derbyshire, DE23 1NJ

**£1,200 PCM**

Scofield Stone are delighted to offer 'To Let' this well-presented three-bedroom end Town House situated at this convenient address within Littleover close to local amenities. The property briefly comprises: entrance hallway, downstairs cloakroom, utility room and bedroom to the ground floor, open plan lounge/diner kitchen to the first floor and master bedroom with en-suite, main bathroom and double bedroom to the second floor. Outside the property benefits from a garage with power, tarmac driveway with parking for 1 car to the front.

EPC rating: C (73) Council Tax Band: C

Deposit £1380 and a holding deposit of £275 which will go toward the successful applicants first months rent.



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### Entrance Hall



Having front composite door with obscured coloured glass. Having cream carpet, neutral décor, radiator, built in shoe cupboard and under stairs storage cupboard.

### Downstairs Cloakroom



Having shower cubical, toilet and basin, obscure UPVC window, radiator, cream carpet and neutrally decorated.

### Utility Room



Having laminate vinyl flooring and neutral décor. Wall and base units, with wood doors and a rolled edge marble patterned worktop with stainless steel sink and chrome mixer taps. Wall mounted gas boiler, extractor hood and part obscured composite rear door.

### Bedroom 3



Having cream carpet, neutral décor, radiator and French upvc doors.

### First Floor Stairs and Landing

Having cream carpet with feature wall. Wooden bannister and radiator.

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### Kitchen



Kitchen is neutrally decorated with laminate effect vinyl, various wall and base units with wooden matching doors, rolled edge marble effect work tops and matching upstands, stainless steel sink and swan neck mixer tap with half bowl and drainer, integrated dishwasher, electric oven, hob and chimney extractor hood. Open plan with lounge/diner.

### Lounge/Diner



Having neutral décor and cream carpets, radiator, upvc double glazed doors leading to french balcony. Telephone and TV sockets.

### Second Floor Stairs and Landing

Having cream carpet with feature wall. Wooden bannister and radiator.

### Master Bedroom



Having cream carpet and neutral décor, fitted triple wooden wardrobes, upvc double glazed windows and door leading to Ensuite, TV and telephone socket.

### Ensuite



Having neutral décor, white toilet, basin and double fitted shower cubicle with main shower, extractor fan, shaver socket and radiator.

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### Main Bathroom



Having neutral décor and whites suite comprising of bath with chrome mixer taps and matching shower, toilet and basin with monoblock hot and cold taps, shower cubical with mains shower, radiator, extractor fan, shaver socket and double glazed obscure window.

### Bedroom 2

Double bedroom with neutral decor and cream carpet, fitted wardrobe, radiator and upvc double glazed window.

### Outside

Enclosed rear garden with large brick decorative wall and wooden fence, side path and gate laid to lawn with block paved patio. Tarmac driveway to the front with 1 allocated parking space, side shrubbed area and path leading to side gate and front door. Garage with power and fitted racking and white up and over garage door.

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

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

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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 (Hilton)

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.

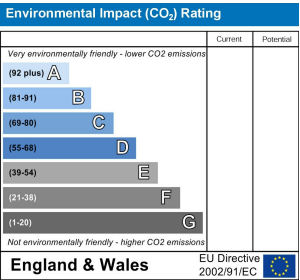
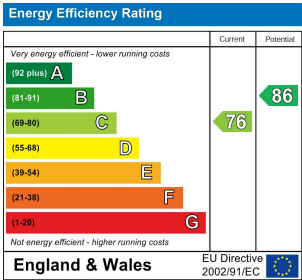
### Location/What3Words

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**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** [info@scofieldstone.co.uk](mailto:info@scofieldstone.co.uk)  
**w:** [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980