



**GADSBY
NICHOLS**

589 Burton Road, Littleover, Derby, DE23 6EJ
£825,000



A MOST IMPRESSIVE, FOUR-BEDROOMED, STYLISH DETACHED HOUSE renovated to the highest standard, set in mature gardens, in a highly desirable and mature residential location within walking distance of Littleover Village and amenities, within the popular Littleover School catchment area, and within close proximity to Derby High School, the Royal Derby Hospital, and all major routes out of Derby including A50, A38 and M1. Available with IMMEDIATE VACANT POSSESSION. Requiring internal inspection to be fully appreciated, the well-appointed interior has the benefit of gas central heating, double glazing, and alarm, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, outer enclosed entrance porch, impressive reception hall, leading to a most impressive lounge/entertaining area, ground floor shower room, large living dining/kitchen, office, snug, dining room, excellent dining kitchen with integrated appliances, utility room, enclosed side porch, and gardeners WC. FIRST FLOOR, feature gallery landing, spacious main bedroom with large ensuite shower room, further three bedrooms one with ensuite shower room, and a luxury family bathroom. OUTSIDE, driveway to the front with parking for several vehicles, garage, and extensive mature garden mainly laid to lawn with a good size paved patio and decked area leading from the lounge. EPC D, Council Tax Band F.

THE PROPERTY



An extremely spacious and impressive, superior detached residence, enjoying an extensive mature rear garden, available with immediate vacant possession. The well-appointed interior requires internal inspection to be fully appreciated, and briefly comprises; canopy entrance porch, outer enclosed entrance porch, impressive reception hall, cloaks, spacious lounge/family room, ultra modern dining kitchen, four bedrooms, two ensuites, family bathroom, attached garage, large front garden, driveway for several cars, and lovely mature rear garden.

LOCATION

The property enjoys a highly sought-after and mature residential location, set well back from Burton Road, yet within walking distance of Littleover centre and amenities to include; day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, and schooling to include Derby High School and Derby Grammar School. Ease of access is afforded to the ring road system, providing good road

communications to the Royal Derby Hospital, the A38, A50, and A52 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Burton Road towards Littleover, continuing across the ring road traffic lights, and through Littleover village centre, before finding the property on the lefthand side.

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VIEWINGS

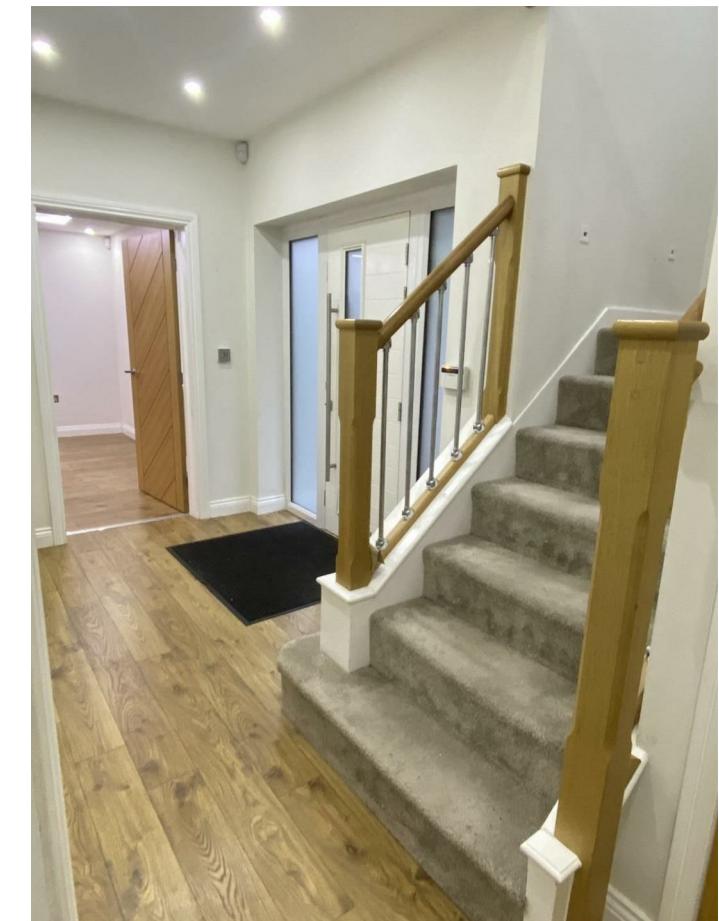
Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13514.

ACCOMMODATION

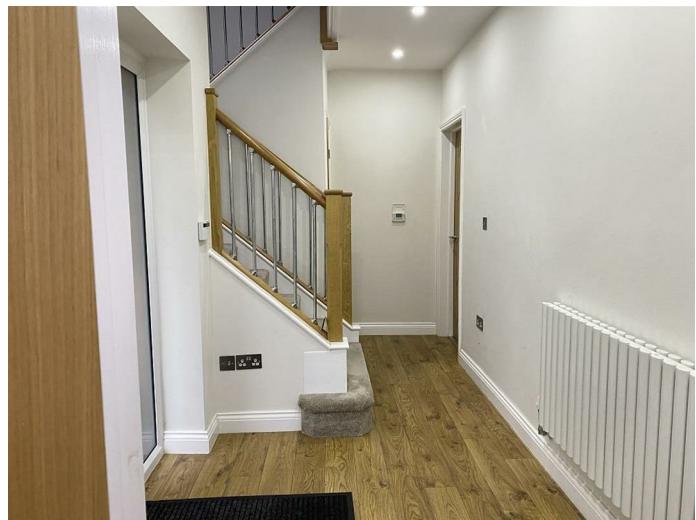
Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises: -

GROUND FLOOR

ENTRANCE HALLWAY



Entrance door with frosted glass, wall-mounted alarm panel, radiator, recessed lighting. impressive staircase leading to first floor, and door giving access to :



CLOAKS CUPBOARD

Housing utilities, with obscure window to front.

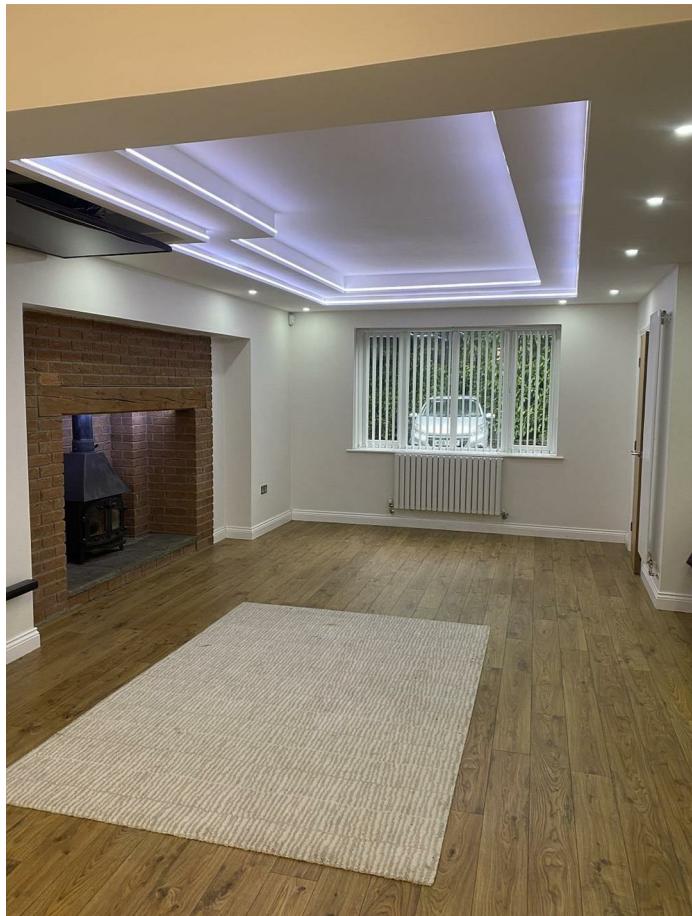
IMPRESSIVE LOUNGE/FAMILY ROOM

7.06m x 9.45m (23'2" x 31'0")



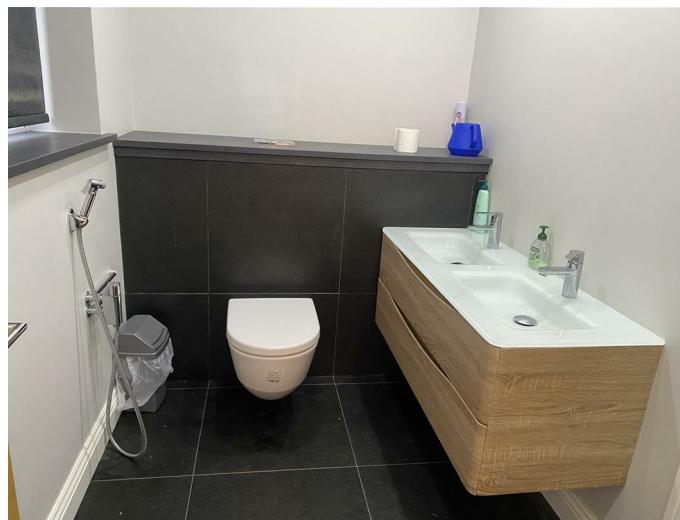
This extremely spacious open-plan family room, designed for entertaining, has to be viewed to fully appreciate the size. Having quality laminate flooring, bi-fold doors leading to the decked area, four radiators, LED light strips, Inglenook fireplace with brick surround and slate hearth, remote control TV system, and door leading to:-





CLOAKS/WC

1.65m x 2.51m (5'5" x 8'3")



Having low-level WC, double wash hand basin with mixer tap and integrated storage, tiled flooring, heated towel rail, handheld shower, and door giving access to meter cupboard housing CCTV system

DINING KITCHEN

7.95m x 4.50m (26'1 x 14'9")

Spacious dining kitchen, comprising: -

KITCHEN AREA



Fitted with a range of Hi-Gloss contemporary wall and base units, one-and-a-half bowl sink unit, with drainer and mixer tap, and range of work tops, tiled splashbacks, integrated electric oven with stainless steel cooker hood, and gas hob, tiled and laminate flooring, and opening through to the: -



LANDING

Having double glazed window to front, and wall mounted radiator.

MAIN BEDROOM

5.18m x 3.61m (17'0" x 11'10")



DINING AREA



A double aspect main bedroom with double glazed windows to front and rear, two radiators, and access to the: -

Having two radiators, double glazed window to front, and bi-fold doors to rear.

FIRST FLOOR

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DRESSING ROOM

4.01m x 2.24m (13'2" x 7'4")



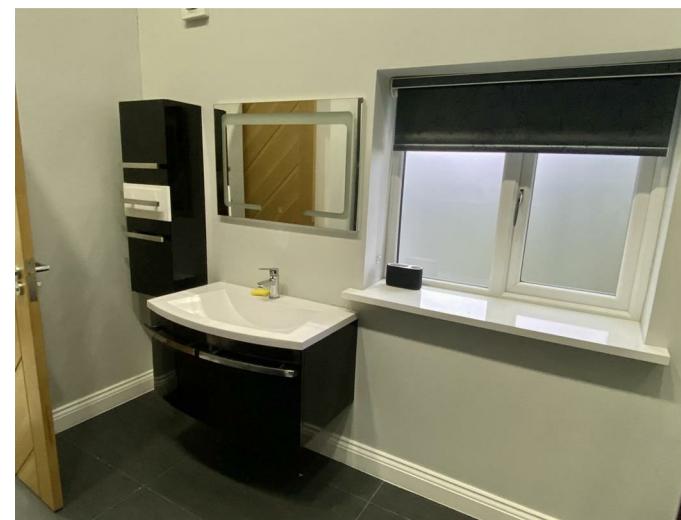
Having Velux windows, and radiator.

ENSUITE BATHROOM

3.99m x 2.24m (13'1" x 7'4")



Delightful contemporary bathroom comprises Jacuzzi Bath, with shower screen. low-level WC. wash hand basin, bidet, wall mounted mirror, and radiators.



BEDROOM TWO

4.55m x 3.33m (14'11" x 10'11")



Having radiator, and double glazed window to the rear overlooking garden.

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BEDROOM THREE

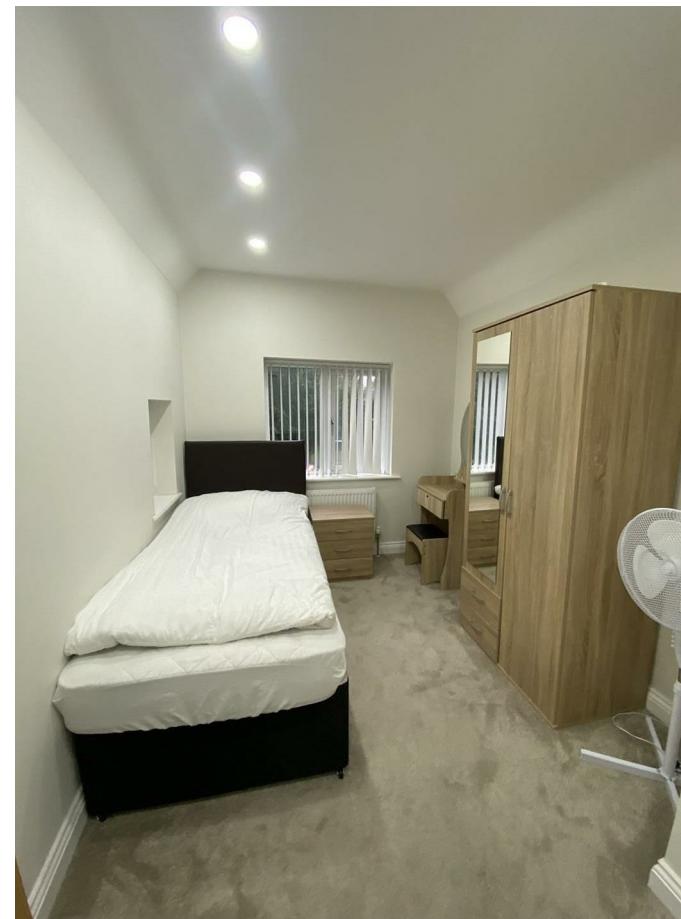
3.25m x 2.57m (10'8" x 8'5")



Having radiator, and double glazed window to the rear overlooking garden.

BEDROOM FOUR

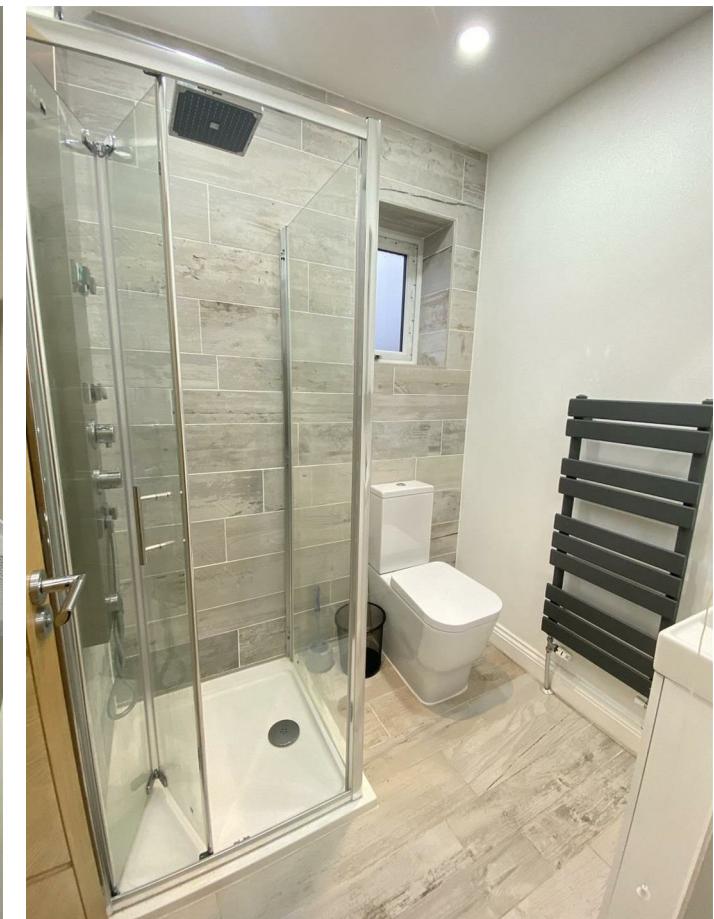
3.58mx 2.36m (11'9"x 7'9")



Having two double glazed windows to the front, radiator, and door providing access to the: -

ENSUITE SHOWER ROOM

3.58m x 2.13m, 2.74m (11'9" x 7,9")



Having shower cubicle with multi-angle shower over, WC, wash hand basin, and heated towel rail.

FAMILY SHOWER ROOM



Impressive shower room with bespoke fittings, comprising a spacious walk-in shower with multi-angle shower unit, vanity unit with wash hand basin, WC, bidet, and obscured double glazed window to the rear.

OUTSIDE

FRONT GARDEN

To the front of the property there is a good-sized driveway with parking for several cars, leading to a single garage.

REAR GARDEN



An extensive garden, mostly laid to lawn with shrubs and trees surrounding the boundary, a paved patio, and decked area ideal for sitting out and entertaining.





b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

R13514

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML)

REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

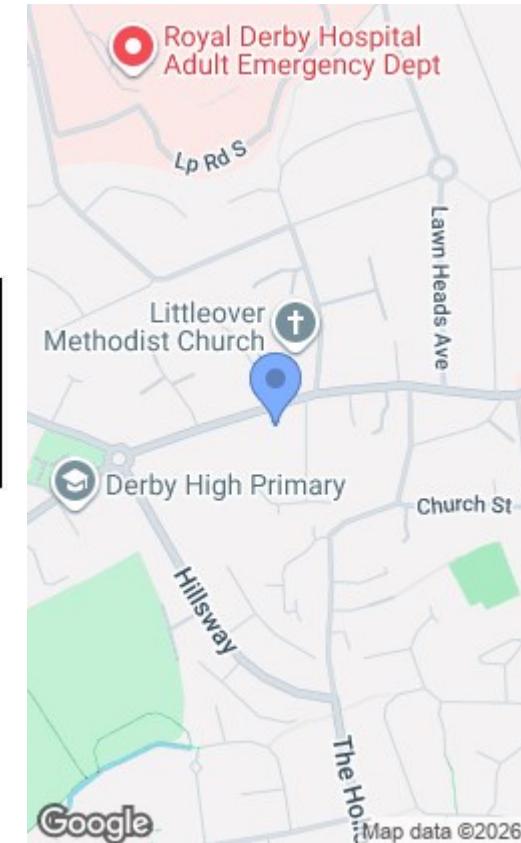
a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;



Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(B2 plus) A		(B2 plus) A	
(B1-91) B		(B1-91) B	
(B9-89) C		(B9-89) C	
(D5-68) D		(D5-68) D	
(D9-54) E		(D9-54) E	
(F1-38) F		(F1-38) F	
(G1-29) G		(G1-29) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective