

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 1a Uplands Gardens Littleover, Derby, DE23 6AS



**Large six double bedroom detached residence occupying a fabulous location off Whitaker Road, providing easy access to Derby City centre**

- Large and extensive detached family home • No upward chain • Entrance hall and ground floor shower room • Living room with dining room off • Separate large family room/study • Open plan dining kitchen with utility off • Five double bedrooms, two en-suites and a family bathroom to first floor • Sixth bedroom/games room to second floor • Large plot with excellent parking facilities • Large garage and carport • Enclosed rear garden
- **VIEWING ESSENTIAL** •

**Offers around £600,000 - No Upward Chain**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720**  
derby@scargillmann.co.uk www.scargillmann.co.uk



## **GENERAL INFORMATION**

This is an extensive detached property ideal for a large family and provides versatile spacious well proportioned living accommodation in a fabulous convenient location giving easy access to Derby City centre. The property benefits from no upward chain, upvc double glazed glazing and gas central heating.

Internally the property comprises, large entrance hallway, ground floor shower room, living room, dining room opening onto a large dining kitchen with utility off, family room/study. The first floor landing leads to five genuine double bedrooms, two with en-suite shower rooms with large family bathroom with four piece suite. The second floor leads to a further sixth bedroom/games room.

The property benefits from excellent parking facilities with extensive driveway, gravelled car standing areas ideal for multiple vehicles/camper van/caravan, large garage and attached carport. To the rear of the property is a private enclosed garden.

## **LOCATION**

The property's location allows for easy access to Derby City centre on foot along the nearby Burton Road. The property is also close to Littleover village centre with a further selection of shops and facilities. There is excellent schooling in the area including primary and secondary as well as private schooling at Derby High School and the Boys Grammar School. The property is also within easy reach of the Royal Derby Hospital.

## **ACCOMMODATION**

### **ON THE GROUND FLOOR**

Double glazed entrance door provides access to:

### **HALLWAY**

Two radiators, staircase to first floor, recessed ceiling spotlighting, panel door to useful understairs storage cupboard and further panel door to:

### **SHOWER ROOM 2.18m x 2.09m (7'2" x 6'10")**

White suite comprising, low flush w.c, vanity unit wash hand basin, cubicle with electric shower, chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan.

### **LIVING ROOM 5.53m x 4.13m (18'2" x 13'7")**

Feature fireplace with decorative wooden surround, marble hearth and interior with electric fire, two radiators, recessed ceiling spotlighting, upvc double glazed window to front, upvc double glazed french doors to side and open access to:

### **DINING ROOM 4.14m x 3.6m (13'7" x 11'10")**

Radiator, recessed ceiling spotlighting, upvc double glazed french doors to side and further window to rear.

### **FAMILY ROOM/LARGE STUDY 4.13m x 3.27m (13'7" x 10'9")**

Radiator, recessed ceiling spotlighting, upvc double glazed window to front.

### **LARGE BREAKFAST KITCHEN 6.8m x 3.57m (22'4" x 11'9")**

Granite effect preparation surfaces including breakfast bar, matching up-stand, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, spaces suitable for a large gas range cooker and American style fridge freezer, feature tiled flooring, radiator, recessed ceiling spotlighting, upvc double glazed window and door to garden and internal panel door to:

### **UTILITY ROOM 2.57m x 2.47m (8'5" x 8'1")**

Appliance space suitable for washing machine and tumble dryer, radiator, twin panel door to useful cupboard housing the Ideal Classic boilers, two radiators, upvc double glazed window and door to rear, internal panel door leading to garage.

### **ON THE FIRST FLOOR**



#### **LARGE LANDING**

With staircase leading to second floor, two radiators, recessed ceiling spotlighting, upvc double glazed window to front and door to:

#### **MASTER BEDROOM 5.79m x 3.25m (19'0" x 10'8")**

Radiator, upvc double glazed window to front, panel door to:

#### **EN-SUITE SHOWER ROOM 3.23m x 1.88m (10'7" x 6'2")**

White suite comprising, low flush w.c., vanity unit with wash hand basin, tiled surrounds, double cubicle with integrated shower, radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to rear.

#### **BEDROOM TWO 4.13m x 3.97m (13'7" x 13'0")**

Radiator, upvc double glazed window to front and panel door to:

#### **EN-SUITE SHOWER ROOM 3.02m x 1.41m (9'11" x 4'8")**

White suite comprising, low flush w.c., pedestal wash hand basin, corner cubicle with integrated shower, radiator, recessed ceiling spotlighting, extractor fan.

#### **BEDROOM THREE 4.14m x 3.6m (13'7" x 11'10")**

Radiator, upvc double glazed window to rear.

#### **BEDROOM FOUR 4.27m x 4.14m (14'0" x 13'7")**

Radiator, upvc double glazed window to front.

#### **BEDROOM FIVE 3.87m x 3.59m (12'8" x 11'9")**

Radiator, upvc double glazed window to rear.

#### **FAMILY BATHROOM 3.59m x 2.8m (11'9" x 9'2")**

White suite comprising, low flush w.c., vanity unit with twin inset wash hand basin, tiled surrounds, cubicle with integrated shower, roll edged free-standing bath with mixer tap and hand held attachment, radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to rear.

#### **ON THE SECOND FLOOR**

#### **BEDROOM SIX/GAMES ROOM 7.18m x 5.34m max (23'7" x 17'6" max)**

Two radiators, storage space to eaves, large walk-in cupboard, two sealed unit double glazed Velux windows to rear.

#### **OUTSIDE & GARDENS**

Without a doubt a true feature of this sale is the impressive large plot on which the property stands on sought after Uplands Gardens which is off Whittaker Road, the property benefits from a sweeping driveway with ample gravelled car standing to either side ideal for multiple vehicles/camper van/caravan. This leads to:

#### **LARGE DETACHED GARAGE 5.75m x 3.26m (18'10" x 10'8")**

Radiator, power, lighting, twin doors to front, with:

#### **ATTACHED CARPORT/COVERED AREA**

To the rear of the property is an extensive patio and pathway intersecting a large garden, offering excellent potential. The plot enjoys a good degree of privacy and is in a particularly convenient location giving access to Derby City centre.

#### **COUNCIL TAX BAND**

Derby City - D.

#### **DIRECTIONAL NOTE**

From Derby proceed out of town along Abbey Street, joining Burton Road eventually turning left onto Vicarage Avenue, right onto Whittaker Road and left into Uplands Gardens, where the property will be located at the bottom of the cul-de-sac.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



#### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.*

*No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

#### **ASHBOURNE**

8 Market Place, Ashbourne, Derbyshire DE6 1ES

Tel: 01335 345460

[ashbourne@scargillmann.co.uk](mailto:ashbourne@scargillmann.co.uk)

#### **BURTON UPON TRENT**

1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ

Tel: 01283 548194

[burton@scargillmann.co.uk](mailto:burton@scargillmann.co.uk)

#### **DERBY**

4 St. James's Street, Derby DE1 1RL

Tel: 01332 207720

[derby@scargillmann.co.uk](mailto:derby@scargillmann.co.uk)

#### **MATLOCK**

39 Dale Road, Matlock, Derbyshire DE4 3LT

Tel: 01629 584591

[matlock@scargillmann.co.uk](mailto:matlock@scargillmann.co.uk)

#### **LETTINGS**

4 St James's Street, Derby, DE1 1RL

Tel: 01332 206620

[lettings@scargillmann.co.uk](mailto:lettings@scargillmann.co.uk)