

# SCARGILL MANN & CO.

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## 57 Hartshorne Road Littleover, Derby, DE23 2QQ



### Extended and deceptively spacious three double bedroom end terrace in the popular location of Littleover

- Ideal for a growing family • Double glazed and gas central heating • Entrance hall with living room off • Open plan dining kitchen with utility off • Three first floor double bedrooms • Bathroom and separate shower room • Impressive landscaped rear garden • Good sized driveway •

**Price £175,000**



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## **GENERAL INFORMATION**

This is a surprisingly spacious extended end terrace in a popular location in Littleover. Much improved the property now provides spacious living accommodation ideal for a range of discerning purchasers. The property benefits from gas central heating and double glazing. The accommodation comprises entrance hall, living room with feature fireplace, fitted kitchen opening onto a pleasant dining area with utility off.

The first floor landing leads to three double bedrooms, bathroom and separate shower room. The property is set back behind a good sized quality driveway providing ample off road parking and access to integral workshop/garage. To the rear of the property is a newly landscaped garden with extensive patio area, lawn, feature decked seating area lying adjacent to a large timber shed.

## **LOCATION**

The property's location gives easy access to an excellent range of amenities in Littleover village centre. There is a regular bus service within easy reach and Derby city centre is also close at hand.

## **ACCOMMODATION**

### **ON THE GROUND FLOOR**

UPVC double glazed entrance door provides access to hall, central heating radiator, telephone jack point, staircase to first floor, panel door to:

### **LIVING ROOM 4.41m x 3.79m (14'6" x 12'5")**

Feature Adam style fireplace with decorative wooden surround, granite hearth with Living Flame fitted gas fire, central heating radiator, TV aerial point, decorative coving, ceiling rose, UPVC double glazed window to front, door to:

### **KITCHEN 4.78m x 2.32m (15'8" x 7'7")**

With U shaped granite effect preparation surface having tiled surround, inset circular stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary range of wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in oven with grill, appliance spaces suitable for dishwasher, fridge and freezer, separate breakfast bar, central heating radiator, decorative coving useful understair storage cupboard, open plan style onto:

### **EXTENDED DINING ROOM 3.83m x 2.62m (12'7" x 8'7")**

UPVC double glazed sliding patio door onto newly landscaped garden with a doorway to:

### **UTILITY ROOM 2.63m x 1.85m (8'8" x 6'1")**

With granite effect work top having partially tiled surround with inset sink, fitted base cupboard and drawers, appliance spaces suitable for washing machine and tumble dryer, central heating radiator, panel and double glazed door to side, UPVC double glazed window to rear.

### **ON THE FIRST FLOOR**



## LANDING

With access to loft spaces, door to:

### **BEDROOM ONE 4.08m x 3.24m (max measurements) (13'5" x 10'8" (max measurements))**

Central heating radiator, over stair storage cupboard, decorative coving, double glazed window to front.

### **DOUBLE BEDROOM TWO 4.08m x 2.4m (13'5" x 7'10")**

Central heating radiator, TV aerial point, UPVC double glazed window to front.

### **DOUBLE BEDROOM THREE 3.58m x 2.81m (11'9" x 9'3")**

Central heating radiator, fitted cupboard, decorative coving, double glazed window to rear.

### **BATHROOM 2.66m x 2.37m (max measurements) (8'9" x 7'9" (max measurements))**

Partially tiled with a white suite comprising low flush wc, pedestal wash hand basin, panel bath with shower attachment, central heating radiator, recessed ceiling spotlighting, double glazed window to rear.

### **SEPARATE SHOWER ROOM 1.87m x 1.65m (6'2" x 5'5")**

Fully tiled with a suite comprising low flush wc, pedestal wash hand basin, shower cubicle with integrated Triton shower, towel radiator, recessed ceiling spotlighting, double glazed window to rear.

## OUTSIDE & GARDENS

The property has recently been landscaped and now provides an extensive stone patio area, shaped lawn

bounded by timber edging and slate chippings, stylish decked area ideal for outdoor dining and entertaining which sits next to a useful timber shed. To the front of the property is a full block paved driveway providing access to useful store room/workshop.

## **COUNCIL TAX BAND**

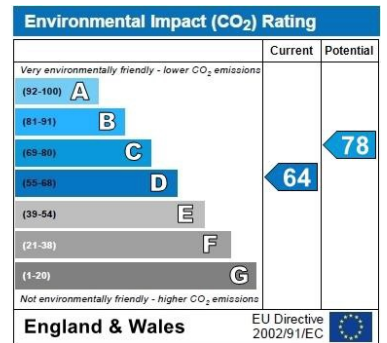
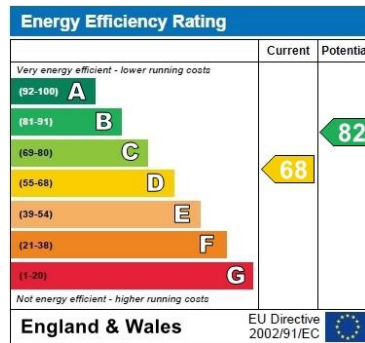
Derby City Council - Tax Band A.

## **DIRECTIONAL NOTE**

Approach from our Derby office is to proceed out of town along Abbey Street joining Burton Road. Pass through the centre of Littleover before turning left onto Old Hall Road, drop down the hill onto The Hollow and then onto Blagreaves Lane, eventually turning left into Oaklands Avenue, follow the road around to the left and then take the second turning into Hartshorne Road where the property will be located on the right hand side as denoted by the 'for sale board'.

## **VIEWING**

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



#### 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.*

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