



2 Adelphi Close
Heatherton Village

Littleover

Derby

DE23 3XJ

Price Guide

£395,000

- Ideal family home
- Double glazing and GCH
- Entrance and guest cloakroom
- Lounge and separate Dining room
- Kitchen with Utility off
- Master bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Enclosed rear garden
- Driveway and Garage
- Viewing Recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is an excellent opportunity to acquire a modern detached family home in a quiet cul-de-sac location within the popular Heatherton Village estate. The property is set back behind a lawned foregarden with driveway and garage. To the rear is an enclosed lawned garden with patio.

Internally, the property has double glazing and gas central heating with hall, guest cloakroom, lounge, dining room to rear, fitted kitchen with utility off. The first floor semi-galleried landing leads to master bedroom with en-suite shower room, three further bedrooms and bathroom.

LOCATION

Heatherton Village is a very popular estate on the southern edge of the desirable village of Littleover, there is a parade of shops within walking distance and the property has excellent school catchments including Littleover Community School. Littleover village centre is a short drive north and offers a further range of excellent facilities. The property also offers easy access to Derby city centre, A38 and A52.

ACCOMMODATION - ON THE GROUND FLOOR

ENTRANCE HALL

Panel double glazed entrance door with matching sidelights, radiator, integral door to garage, staircase to first floor, panel door to:





LOUNGE

5.66m into bay x 3.2m max (18'6" into bay x 10'5" max)

Feature fireplace decorative wooden surround, marble hearth, living flame gas fire, two radiators, TV point, decorative coving, laminate flooring, upvc double glazed cant bay window to front, multi-pane doors to:

DINING ROOM

3.25m x 2.7m (10'7" x 8'10")

Radiator, decorative coving, sealed unit double glazed sliding patio door to garden.

KITCHEN

3.08m x 2.97m (10'1" x 9'8")

L-shaped granite effect preparation surface, tiled surround, inset stainless steel sink unit, fitted base cupboard and drawers, complementary wall mounted cupboards, inset five plate gas hob with extractor hood over, built in double oven and grill under, adjacent spaces suitable for fridge, freezer, washing machine, dishwasher, radiator, double glazed window to rear and panel door to:

UTILITY ROOM

Granite effect worktop, tiled surround, space for washing machine/tumble dryer under, radiator, fitted cupboards, wall mounted Worcester gas fired boiler, panel and double glazed door to rear, internal panel door to:

GUEST CLOAKROOM

White suite comprising, low flush w.c., wash hand basin, chrome towel rail/radiator, double glazed window to side.



ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Radiator, access to loft space, panel door to airing cupboard, double glazed window to side, door to:

MASTER BEDROOM

4.04m into wardrobes x 3.59m (13'3" into wardrobes x 11'9")

Radiator, telephone point, fitted wardrobes, double glazed window to rear, panel door to:

EN-SUITE SHOWER ROOM

Partly tiled suite comprising, low flush w.c., vanity unit wash hand basin, fitted cupboards under, shower cubicle, chrome towel rail/radiator, extractor fan, double glazed window to side.

BEDROOM TWO

3.5m x 2.9m (11'5" x 9'6")

Radiator, fitted wardrobe, double glazed window to front.

BEDROOM THREE

3.12m x 2.55m (10'2" x 8'4")

Radiator, fitted wardrobe, double glazed window to rear.

BEDROOM FOUR

2.28m x 1.99m (7'5" x 6'6")

Radiator, double glazed window to rear.



BATHROOM

2.04m x 1.99m (6'8" x 6'6")

Partly tiled white suite, low flush w.c., vanity wash hand basin, panel bath with shower over, chrome towel rail/radiator, double glazed window.

OUTSIDE & GARDENS

The property is set back behind a foregarden adjacent tarmac driveway providing ample off road parking leading to:

INTEGRAL GARAGE

To the rear of the property is a pleasant private garden with patio area giving way to lawn, timber fencing and hedging/mature trees.

COUNCIL TAX BAND

Derby City - E.

DIRECTIONAL NOTE

From Derby proceed south along Abbey Street joining Burton Road passing through Littleover village proceeding down Pastures Hill towards Heatherton Village before turning left into Callow Hill Way, right into Paladium Drive and left into Adelphi Close where the property will be located on the right hand side as denoted by our 'for sale' board.

VIEWING

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	71		
(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		

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