



14 Grosvenor Drive
Littleover
Derby
DE23 3UQ

Price
£520,000

- Executive Detached Extended Family Home
- Entrance Hall and Guest Cloakroom
- Living Room and Second Sitting Room
- Particularly Well-appointed Kitchen with Utility
- Superb Extended Living Dining
- Principal Bedroom with Wardrobes and En-suite
- Two Double Bedrooms with Jack & Jill En-suite
- Remodelled Contemporary Bathroom
- Delightful Private Rear Garden, Driveway and Double Garage
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

The property is situated at the head of a quiet cul-de-sac, with no passing traffic, being set back from the road behind a lawn foregarden with adjacent ample driveway. This delightful four bedroom extended executive detached residence, is ideal for the family and has been well presented throughout. To the rear is a beautiful private sunny garden with an abundance of mature plants and shrubs. The rear garden offers a high degree of privacy and is very well screened.

Internally the property provides, entrance hall, guest cloakroom, sitting room, dining room/snug, breakfast kitchen leading to a living room area and utility off. The first floor semi-galleried landing gives access to the master bedroom with en-suite bathroom, there are three further double bedrooms and a family bathroom. Bedrooms two and three benefit from a Jack & Jill en-suite shower room.

LOCATION

Heatherton Village boasts a wide range of facilities including shops, pub, recreational facilities and nursery. It is within easy travelling distance to the Nuffield Hospital, comprehensive and well respected schooling in Littleover - Derby High School and the Grammar School for Boys and is within the catchment of Griffie Field Primary. Littleover village centre offers a further variety of shops, pubs, petrol station, supermarket, restaurants. There is also a good bus service that runs from Heatherton Village to Derby city centre.

ACCOMMODATION - ON THE GROUND FLOOR

Composite obscure double glazed and panel entrance door leading into:

ENTRANCE HALL

Inset doormat, solid oak flooring, two radiators, door into:

GUEST CLOAKROOM

6.2m x 3.4m (20'4" x 11'1")

Contemporary suite comprising, vanity unit ceramic wash basin with mixer tap, low flush w.c., wall mounted radiator, ceramic wall and floor tiling, extractor fan.

SITTING ROOM

5.86m into bay x 3.68m (19'2" into bay x 12'0")

Continuation of the solid oak flooring, feature fireplace incorporating living flame coal effect gas fire, double radiator, vertical tubular radiator, upvc double glazed bay window to front, TV and telephone points.

DINING ROOM/SNUG

3.68m x 3.16m (12'0" x 10'4")

Continuation of the solid oak flooring, contemporary vertical radiator, solid oak sealed unit double glazed doors leading into the:

EXTENDED LIVING AREA (THE OAK ROOM)

7m x 4m (22'11" x 13'1")

Delightful oak structured room with quality tiled flooring with underfloor heating, sealed unit double glazed windows to both side and rear elevations, feature roof/lantern light, Inglenook brick fireplace incorporating a Clearview wood burning stove and Brazilian slate hearth, contemporary tubular radiators and sealed unit oak frame double glazed doors leading to the private rear garden and patio.





WELL APPOINTED BREAKFAST KITCHEN

5.92m x 3.32m (19'5" x 10'10")

With a range of quality fitted units with cupboard and drawer fronts, feature Quartz preparation surfaces, 1 1/4 Astracan sink unit having Britax three way tap (hot/cold/filtered) and additional drainer with state of the art Quooker boiled water tap, built in five ring AEG glass gas hob with matching splash-back and stainless extractor hood over with variable speed fan and lighting, further integrated appliances including a range of two AEG Competence electric fan assisted oven both having state of the art steam bake ovens (great for baking) and microwave, further additional oven and grill, built in Siemens dishwasher, breakfast bar, hand made ceramic wall tiling and floor tiling, contemporary vertical radiator.

UTILITY ROOM

2.89m x 1.6m (9'5" x 5'2")

Continuation of the ceramic flooring, roll edge preparation surfaces incorporating stainless steel sink unit and drainer board with mixer tap in chrome, hand made ceramic tiled splash-backs, plumbing suitable for automatic washing machine and further space suitable for a dryer, ladder style towel rail, useful understairs storage cupboard with lighting and shelving, obscure and double glazed panel door to the side of the property and further door leads to the integral double garage, which has a storage area incorporated within the garage.

ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Radiator, access to loft space, feature landing light pipe, airing cupboard with shelves and hanging space housing a radiator.

MASTER BEDROOM

5.2m into wardrobes x 3.7m (17'0" into wardrobes x 12'1")

Built in wardrobes, radiator, sealed unit upvc double glazed windows to the front elevation and door to:



CONTEMPORARY EN-SUITE BATHROOM

2.88m x 1.81m (9'5" x 5'11")

State of the art double ended oval bath with mixer tap over, vanity unit with ceramic wash hand basin, concealed shelving, low flush w.c., separate cubicle with shower attachment and rain effect shower head over, extractor fan, ceramic wall and floor tiling, ladder style towel rail.

DOUBLE BEDROOM TWO

4.82m x 3.84m into bay (15'9" x 12'7" into bay)

Built in wardrobes, two radiators, upvc double glazed bay window to front and door to:

JACK & JILL EN-SUITE

2.37m x 1.61m (7'9" x 5'3")

Full tiling to walls and flooring, cubicle with thermostatic mixer and rain effect shower over, vanity unit with ceramic wash hand basin, low flush w.c., contemporary towel rail, shaving point, extractor fan, obscure double glazed window to side.

DOUBLE BEDROOM THREE

3.92m x 3.18m max (12'10" x 10'5" max)

Built in wardrobes, radiator, upvc double glazed window with pleasant aspect to the rear and door to the Jack & Jill En-suite.

DOUBLE BEDROOM FOUR

3.69m x 3.18m (12'1" x 10'5")

Radiator, TV point, upvc double glazed window to rear.

CONTEMPORARY FAMILY BATHROOM

2.74m x 2.2m (8'11" x 7'2")

Recently re-fitted comprising, low flush w.c., vanity unit wash basin and cascade style mixer tap, bath with cascade mixer tap and hand-held shower attachment, walk-in enclosure with thermostatic mixer shower and rain effect shower head, extractor fan, ladder style towel rail, complementary ceramic wall and floor tiling, obscure double glazed window to the rear.



OUTSIDE & GARDENS

A true feature of this sale is the mature, well-stocked, enclosed garden to the rear which enjoys a sunny aspect and has a high degree of privacy being very well screened having a range of shrubs, plants including David Austin Roses, Azealia and Mock Orange, an ancient hedgerow and a well established wisteria which covers the roof of the pergola. Further patio and covered decked areas are ideal for alfresco dining with adjacent area laid to lawn.

The property is situated at the head of a quiet cul-de-sac and has an additional parking area. The property is set back from the road behind a foregarden laid to lawn with plants and shrubs, adjacent Tarmacadam driveway providing ample off road parking leading to the:

DOUBLE INTEGRAL GARAGE

4.06m x 4.06m (13'3" x 13'3")

Up and over doors, power and lighting. (Please note a section of the garage has been created as an additional store room/office area as previously mentioned and is accessed via the Utility room).

COUNCIL TAX BAND

Derby City - F.

DIRECTIONAL NOTE

VIEWING

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



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