



42 Hillsway
Littleover
Derby
DE23 3DU

Price
£275,000

- Stylish and Well-Presented Family Home
- Double Glazing and GCH
- Entrance Hall, Guest Cloakroom
- Lounge, Dining Room
- Superbly appointed Fitted Kitchen
- Three Bedrooms and Modern Shower Room
- Large Landscaped Garden, Summerhouse
- Detached Garage
- Additional Parking for three vehicles to rear
- Viewing Essential

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Enjoying a favoured location close to the heart of the village centre, this highly appealing traditionally styled and sumptuously appointed semi-detached property with gas central heating and double glazing. A strongly recommended internal inspection will reveal quality and tastefully appointed accommodation to a high standard and specification with a good sized entrance hall having herringbone oak block flooring, guest cloakroom, good sized lounge with adjacent dining room and a fitted kitchen with integrated appliances included. To the first floor there are three bedrooms, two with fitted wardrobes, separate w.c and a modern shower room.

Outside, is a well tended private garden with patio, lawns and borders, delightful summerhouse ideal for children with power and lighting. To the rear of the garden is a detached garage with additional parking for three vehicles.

LOCATION

The property is located on the doorstep of Littleover Village a very convenient and popular residential local area offering a good range of amenities to include shops, supermarket, petrol station, chemist, public houses and restaurants. Excellent educational facilities are also close to hand with reputable primary schools and also benefitting from being within the catchment for noted Littleover Community School, private education is also on offer with Derby High School and Derby Grammar School for Boys all located a short distance away.

ACCOMMODATION - ON THE GROUND FLOOR





ENTRANCE HALL

Oak block herringbone flooring, radiator, stairs to the first floor.

GUEST CLOAKROOM

Low level w.c., pedestal wash hand basin, storage cupboard.

LOUNGE

3.83m x 3.75m (12'6" x 12'3")

Stripped timber flooring, original oak fireplace with inset shelving, double radiator.

ADJACENT DINING ROOM

3.91m x 3.58m (12'9" x 11'8")

Radiator, bi-folding doors onto rear garden.

KITCHEN

4.08m x 2.1m (13'4" x 6'10")

Quality range of fitted units, enamel inset sink unit with mixer tap over, base cupboard under, range of base cupboards, integrated dishwasher, fridge and freezer, space for tumble dryer, work surfaces with tiled surrounds, complementary wall mounted cupboards, inset gas hob with extractor hood over, built in double oven and grill in matching housing unit, tiled flooring, contemporary style radiator, door to the rear off.

ON THE FIRST FLOOR - PASSAGE LANDING



BEDROOM ONE TO THE REAR

3.95m x 3.08m (12'11" x 10'1")

Built in wardrobes with storage cupboards over, radiator.

BEDROOM TWO TO FRONT

4.1m x 3.4m (13'5" x 11'1")

Built in wardrobes with storage cupboards over, radiator, picture rail.

BEDROOM THREE

2.3m x 1.79m (7'6" x 5'10")

Built in bed, radiator.

SHOWER ROOM

Walk-in shower enclosure with glazed screen, tiled surrounds, pedestal wash hand basin, electric chrome towel rail, built in cupboard housing the boiler.

SEPARATE W.C.

Half tiling to main walls, low level w.c..

OUTSIDE & GARDENS

There is an established large garden with patio, lawns with well stocked flowering and herbaceous borders.

SUMMERHOUSE

Power and lighting.



DETACHED GARAGE

4.75m x 2.4m (15'7" x 7'10")

With up and over door and additional car parking for three vehicles.

COUNCIL TAX BAND

Derby City - C.

DIRECTIONAL NOTE

Leaving Derby City centre along Burton Road heading towards Littleover, at the first set of traffic lights proceed straight ahead into Littleover village and continue through the village centre and at the roundabout take the first exit left which is Hillsway and number 42 will be located on the left hand side as denoted by our 'for sale' board.

VIEWING

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

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