

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

14 Springfield Littleover, Derby, DE23 6EZ



Skilfully extended detached four bedroom residence in a sought after and favoured cul-de-sac location

- Littleover School catchment • Superbly presented extended detached family home • Favoured cul-de-sac location • Within easy reach of varied facilities and the Royal Derby Hospital • Entrance hall and guest cloakroom • Lounge and extended dining room • Quality fitted kitchen with granite work surfaces • Large utility room • Four bedrooms and re-appointed shower room to first floor • Low maintenance rear garden • Ample off road parking to front
- **VIEWING ESSENTIAL** •

Offers over £345,000



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GENERAL INFORMATION

The property has been meticulously maintained to a very high standard and specification over many years has been well-extended and provides good sized family accommodation, all with the benefit of gas central heating and double glazing.

A strongly recommended internal inspection will reveal, entrance hall, superb good sized lounge with wood burning stove leading to an extended pleasant dining room having views over the garden. The kitchen has been comprehensively re-equipped to a high standard with fully integrated appliances, granite work surfaces and a central island breakfast bar. There is a large utility room fully fitted, a separate cloakroom and to the first floor off a spacious landing access is gained to four bedrooms (three doubles) and a good sized refurbished shower/wet room.

Outside is a particularly attractive garden with low maintenance in mind with Astroturf, two timber garden sheds, raised flowering beds and decking area ideal for alfresco dining. To the front there is ample off road parking spaces.

The sale provides a very genuine opportunity for a discerning purchaser to acquire a superbly appointed detached family home in this favoured and renowned location and therefore viewing is essential.

LOCATION

Littleover boasts a wide and range of enviable local shopping facilities including comprehensive schooling

and is within the catchment of the favoured community secondary school. The property is within walking distance also to the Royal Derby Hospital.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With radiator and stairs to the first floor.

LIVING ROOM 5.9m x 3.69m (19'4" x 12'1")

Decorative coving, magnificent feature pine Adams style fireplace with stone hearth incorporating wood burning stove, radiator, laminate flooring, double radiator.

DINING ROOM 3.7m x 2.4m (12'2" x 7'10")

French door providing access to rear garden, radiator, decorative coving.

WELL-APPOINTED KITCHEN 3.55m x 3.24m (11'8" x 10'8")

With a comprehensive range of fitted units offering inset Belfast sink unit with mixer tap over, cupboard under, full and comprehensive range of base and drawer units with granite work surfaces over, decorative tiled surrounds, large Range type cooker within housing unit (included in the sale) incorporating extractor fan, integrated fridge freezer and dishwasher, complementary wall mounted cupboards, glazed china display cupboard, central island with breakfast bar and granite work surfaces over with storage cupboards under, decorative spotlighting, tiled flooring, built in understairs storage



cupboard with Louvre door to front.

UTILITY ROOM 3.02m x 2.44m (9'11" x 8'0")

Radiator, base cupboard, wall mounted cupboards, decorative coving.

GUEST CLOAKROOM

Comprising, low level w.c., pedestal wash hand basin, boiler providing domestic hot water and servicing the central heating system.

REAR LOBBY

Providing access to the rear garden.

ON THE FIRST FLOOR

LANDING

With doors off to:

DOUBLE BEDROOM ONE 4.8m x 2.5m (15'9" x 8'2")

Radiator.

DOUBLE BEDROOM TWO 3.28m x 2.8m (10'9" x 9'2")

Radiator.

DOUBLE BEDROOM THREE 3m x 2.62m (9'10" x 8'7")

Radiator, built in wardrobes.

BEDROOM FOUR 2.42m x 1.75m plus recess (7'11" x 5'9" plus recess)

Radiator.

RE-FURBISHED SHOWER/WET ROOM

Fully tiled comprising, walk-in shower enclosure with

power shower and glazed screen, vanity wash hand basin, low level w.c., built in storage cupboards, decorative spotlighting, extractor fan.

OUTSIDE & GARDENS

There is an easy to manage private garden to the rear with Astroturf with raised flowering beds and borders, decking with gazebo ideal for alfresco dining and two timber garden sheds, one having the benefit of power and lighting. To the front is ample off road parking.

COUNCIL TAX BAND

Derby City Council - Band D.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling past the Royal Derby Hospital taking the turning left into Kings Drive and first left again into Springfield. The property is situated on the right hand side.

VIEWING

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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