hall & benson

Greenburn Close
Littleover Derby

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Littleover Derby DE23 1FF

for sale
£385,000

Property Description

A four bedroom detached property in a quiet cul de sac in the ever popular area of Littleover. In close distance to the Blagreaves Lane shops and the village of Littleover which offers a good selection of schools, shops and recreational facilities.

The property is situated in a quiet cul de sac. The accommodation comprises of entrance hall, cloakroom, lounge, dining room, kitchen, utility and conservatory on the ground floor. On the first floor there are three double bedrooms, two with built in wardrobes, a fourth bedroom which is currently used as a study, a family bathroom and an airing cupboard on the landing.

To the rear of the property there is a private garden which has a paved patio area outside the conservatory, a second patio area in the corner of the garden, a lawn, established shrubs and trees and side access to the front. There is a double garage to the front, space for two cars on the driveway with a lawned garden.

Entrance Hallway

6' 7" x 2' 10" (2.01m x 0.86m)

Having UPVC front door with a frosted window, coving to the ceiling, spot lighting, central heating radiator, laminate flooring and door to cloakroom.

Cloak Room

5' 11" x 2' 8" (1.80m x 0.81m)

Having a wash hand basin with a vanity unit beneath with a mixer tap over, UPVC frosted double glazed window to the front elevation, chrome central heating towel rail and laminate wood effect flooring.

Lounge

20' 3" x 10' 8" Into Recess (6.17m x 3.25m Into Recess)

Having two central heating radiators, coving to the ceiling, spot lighting, UPVC double glazed window to the front elevation, gas fire with a marble effect hearth and a fire surround,

Dining Room

11' 11" Max x 9' 10" (3.63m Max x 3.00m)

Having a central heating radiator, coving to the ceiling, patio door into the conservatory, wood effect laminate flooring and stairs leading to the first floor.

Kitchen

11' 11" Max x 9' 10" (3.63m Max x 3.00m)

Having a range of wall and base units with laminate work surfaces over, ceramic one and a half bowl sink and drainer with mixer tap over, tile splashbacks, space for a fridge freezer and dish washer, induction hob with extractor over and a double oven, central heating radiator, tiled flooring, UPVC double glazed window to the rear and spot lighting to the ceiling.

Utility Room

8' 10" x 6' 4" (2.69m x 1.93m)

Having a range of wall and base units with work surface over, one and a half bowl ceramic sink and drainer unit with mixer tap over, space for a washing machine, tiled splashbacks, spot lighting to the ceiling, UPVC double glazed window to the rear elevation, small wine cooler, boiler, tiled flooring, a UPVC double glazed frosted door to the side elevation and door into garage.

First Floor Landing

Having an airing cupboard housing a water tank and doors leading to:

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

Having a PVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and coving to the ceiling.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

Having a central heating radiator, fitted wardrobe, coving to the ceiling and UPVC double glazed window to the rear elevation.

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

Having a UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling.

Bedroom Four

8' 7" x 6' 5" (2.62m x 1.96m)

Having a UPVC double glazed window to the rear elevation, central heating radiator and loft access.

Bathroom

8' 10" x 5' 6" (2.69m x 1.68m)

Having a three piece suite comprising of a bath with mixer tap and MIRA shower over with shower screen, low level W.C and wash hand basin integrated into vanity unit with mixer tap over, tiled flooring, fully tiled walls, UPVC double glazed frosted window to the side elevation and chrome central heating towel rail.

Outside

To the front the property has a lawned area with trees and a driveway providing off road parking for multiple vehicles which is situated in front of the garage.

To the rear of the property is a private garden with mature heading, bushes, plants and trees, lawned section, two patio areas one to the top of the garden and one accessed via the conservatory, gated access to the side of the property.

Garage

18' 4" x 15' 11" (5.59m x 4.85m)

Having an electric remote controlled up and over door, a rear door to the utility, window to the side elevation, power and lighting and fuse box.

Conservatory

11' 3" Max x 10' 4" (3.43m Max x 3.15m)

Accessed via a UPVC patio door from the dining room, two French doors leading to the rear garden, tiled flooring, central heating radiator, hanging light with a fan, brick construction with UPVC windows to two of the sides.

Ground Floor **First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold

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