

Ludlow Road, Littleover, Derby, DE23 3AH

bagshaws residential

welcome to

Ludlow Road,Littleover Derby

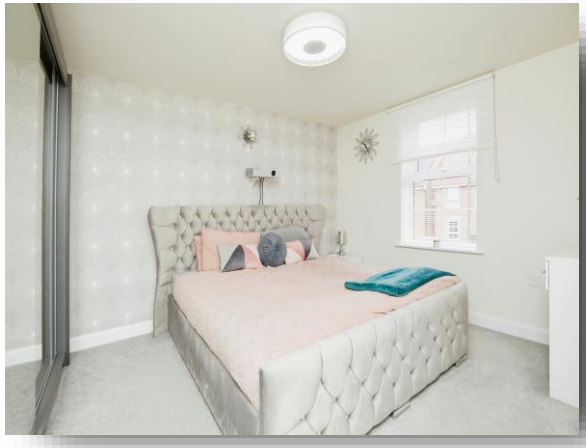
A stunning detached family home located in the sought-after Highfields development in Littleover. Built by Barratt Homes in 2019, this contemporary property features four double bedrooms, a stylish open-plan dining kitchen, a south-facing garden, and a private driveway with an integral garage!













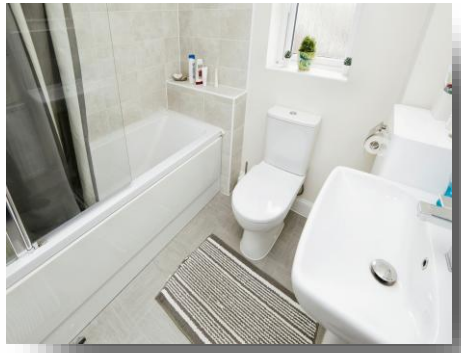
Lounge
16' 1" + BAY x 10' 10" (4.90m + BAY x 3.30m)
Kitchen
8' 10" x 8' 5" (2.69m x 2.57m)
Dining Area
14' 10" x 8' 10" (4.52m x 2.69m)
Utility
5' 7" x 5' 3" (1.70m x 1.60m)
W.C.
Garage
16' 10" x 8' 9" (5.13m x 2.67m)
Bedroom 1
14' 4" x 10' 3" + RECESS (4.37m x 3.12m + RECESS)
Bedroom 2
11' 6" MAX x 9' 10" MAX (3.51m MAX x 3.00m MAX)
Bedroom 3
13' INTO RECESS x 9' 1" (3.96m INTO RECESS x 2.77m)
Bedroom 4
9' 8" MAX x 9' 6" MAX (2.95m MAX x 2.90m MAX)
Bathroom
6' 9" x 6' 3" (2.06m x 1.91m)
Agents Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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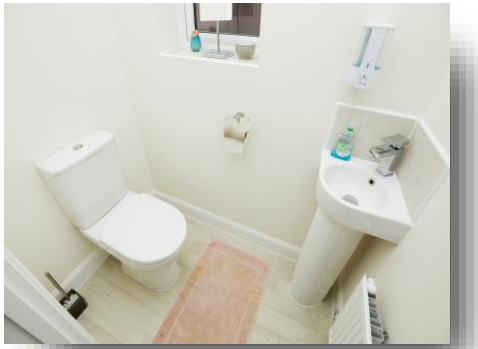
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- No Chain - A hassle-free purchase with no onward chain.
- Contemporary Family Living - Modern finishes, open-plan layout, and thoughtful luxury touches like built-in ceiling speakers and colour-changing lighting.
- Spacious Bay-Fronted Lounge - Filled with natural light and ideal for relaxation.
- Open-Plan Dining Kitchen - Integrated appliances, French doors, and a box bay opening to the garden.
  Four Double Bedrooms - All well-proportioned, three with fitted wardrobes, including a master suite with en-suite.

Tenure: Freehold EPC Rating: B
Council Tax Band: E









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121989

The Property Ombudsman

Property Ref:
DBY121989 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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