

SHALDON DRIVE, LITTLEOVER, DERBY

PRICE £265,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO SHALDON DRIVE

SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME – Situated in the popular residential area of Littleover, this well-proportioned three-bedroom semi-detached property offers generous accommodation, two excellent reception rooms and a particularly spacious rear garden. Having been extended to the side, the kitchen provides additional space and practicality, making it well suited to everyday family living.

The ground floor offers two separate reception rooms, both providing excellent space and versatility. The lounge features a charming bow window, whilst the separate dining room benefits from fitted alcove cupboards, including a cleverly concealed pull-out desk, creating a useful space for home working.

Upstairs, there are two generous double bedrooms, a further single bedroom and a well-appointed shower room. Externally, the property benefits from tandem driveway parking, a large established rear garden and the added convenience of an outside WC. The property is also situated within the Littleover Community School catchment area, making it an appealing choice for families.

THE DETAIL

As you enter, the hallway provides a welcoming introduction, featuring a composite entrance door, matching window, carpeted flooring and stairs rising to the first floor. There is also useful storage beneath the stairs. Positioned at the front of the property, the lounge is a particularly good-sized reception room, featuring a bow window which allows plenty of natural light to enter. The room is further complemented by a fireplace with hearth and gas pipe ready to connect. High skirting boards add character to the space.

The separate dining room is another generously proportioned reception room, offering excellent flexibility for family dining and entertaining. There is a gas fire and hearth, together with fitted cupboards within both alcoves, one incorporating a cleverly designed pull-out concealed desk. A large window overlooks the rear garden.

The kitchen has been extended to the side, providing additional floor space and improved practicality. It is fitted with blue cabinetry, wood-effect worktops and a range of integrated appliances, including an under-counter fridge and freezer, dishwasher, double oven and gas hob with extractor. There is also useful cupboard storage housing the combination boiler and a door leading directly outside.

Upstairs, the landing has a window and loft access, with a pull-down ladder. There are two generous double bedrooms, one featuring a bow window and fitted wardrobes within the alcoves, alongside a further single bedroom. The shower room has non-slip vinyl flooring, a large shower enclosure with mains-fed rainfall shower, wash basin, WC and useful storage cupboards.

Outside, the front provides a tandem driveway for two vehicles, a small walled garden and gated pedestrian access to the rear. The particularly generous rear garden offers extensive lawn space, mature planting borders, shrubs, a patio and a garden shed. There is also the added benefit of an outside WC with wash basin.

CB+CO





The Location
Situated within the established residential surroundings of Littleover, the property is conveniently positioned for everyday amenities, with a local Co-op, convenience stores, cafés and public houses nearby. Littleover Village centre offers a wider selection of shops and facilities, whilst the property is within the Littleover Community School catchment area. The location also provides access to local primary schools and recreational facilities, with Derby City Centre easily accessible for further shopping, leisure and employment opportunities.

AML Verification
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

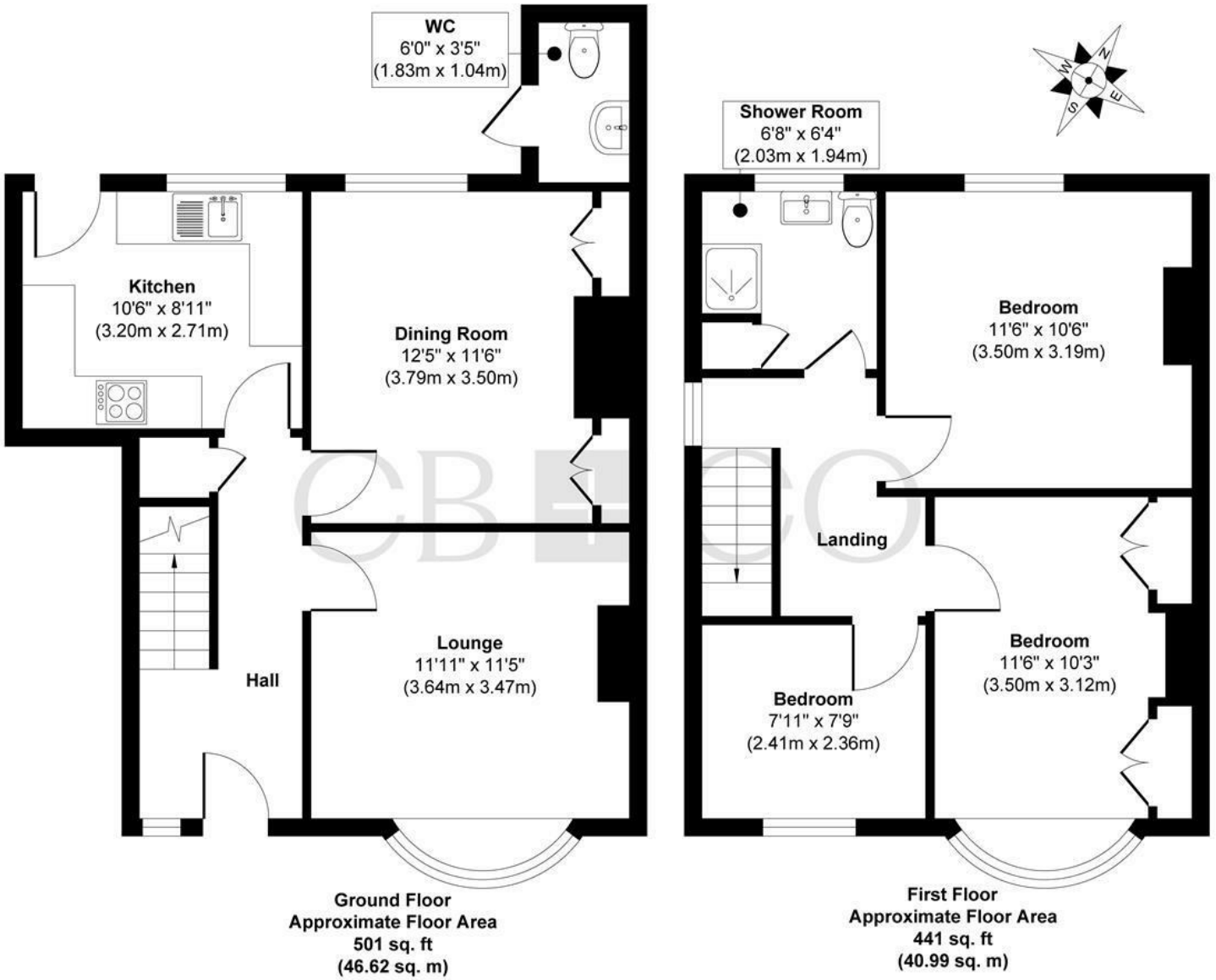








Shaldon Drive



Ground Floor
Approximate Floor Area
501 sq. ft
(46.62 sq. m)

First Floor
Approximate Floor Area
441 sq. ft
(40.99 sq. m)

Approx. Gross Internal Floor Area 942 sq. ft / 87.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

942.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Three Bedroom Semi-Detached Family Home In Popular Littleover Location
- Offered For Sale With No Upward Chain
- Generously Sized Front Lounge With Bow Window
- Separate Dining Room With Gas Fire And Fitted Alcove Cupboards
- Extended Kitchen With Blue Cabinetry And Wood-Effect Worktops
- Two Particularly Generous Double Bedrooms And A Further Single Bedroom
- Tandem Driveway Providing Parking For Two Vehicles
- Generous Enclosed Rear Garden With Patio, Lawn And Mature Planting
- Outside WC With Wash Basin And Additional Garden Shed
- Littleover Community School Catchment And Convenient Access To Local Amenities

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
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