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Bendall Green

Littleover, Derby

Offers in excess of: £185,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - A well-proportioned, traditional three-bedroom townhouse, recently redecorated throughout in tasteful neutral tones and fitted with new grey carpets, making it ready to move straight into. The property would be ideally suited to a first-time buyer or young family and is situated in the ever-popular area of Littleover, conveniently located close to excellent local amenities and within easy reach of the Rolls-Royce main site.

The property benefits from an Ideal combination boiler providing gas central heating and uPVC double glazing. In brief, the accommodation comprises: entrance hallway, lounge with feature fireplace, and an open-plan dining room with patio doors leading to the rear garden and access to a modern fitted kitchen. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, there is a double-width block-paved driveway to the front, and to the rear a south-facing enclosed garden featuring a patio area, lawn, and brick-built outbuilding.





## The Detail

The property is entered through uPVC double-glazed entrance door into a bright hallway featuring a staircase rising to the first floor and a feature arched window, with access through to the lounge area.

The lounge enjoys a charming marble fireplace with inset coal-effect living flame gas fire and window to the front elevation and there is open plan access to the dining room aluminium sliding patio doors opening onto the rear garden and access through to the kitchen.

The kitchen is fitted with stylish panelled units with brushed stainless steel handles, slate-effect work surfaces, metro-style tiled splashbacks, and a stainless steel sink and drainer. There is space and plumbing for a washing machine, a standalone Logic electric cooker with double oven and four-ring hob, and direct access to the rear garden.

Upstairs, the landing leads to three well proportioned bedrooms and a well appointed bathroom fitted with a white three-piece suite.

Externally, a double-width block-paved driveway provides off-road parking for two vehicles. The enclosed south facing rear garden features a lawn, paved seating area, shrub borders, and a brick-built outbuilding.





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## The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

The property also falls within the catchment area for Derby Moor Secondary School.

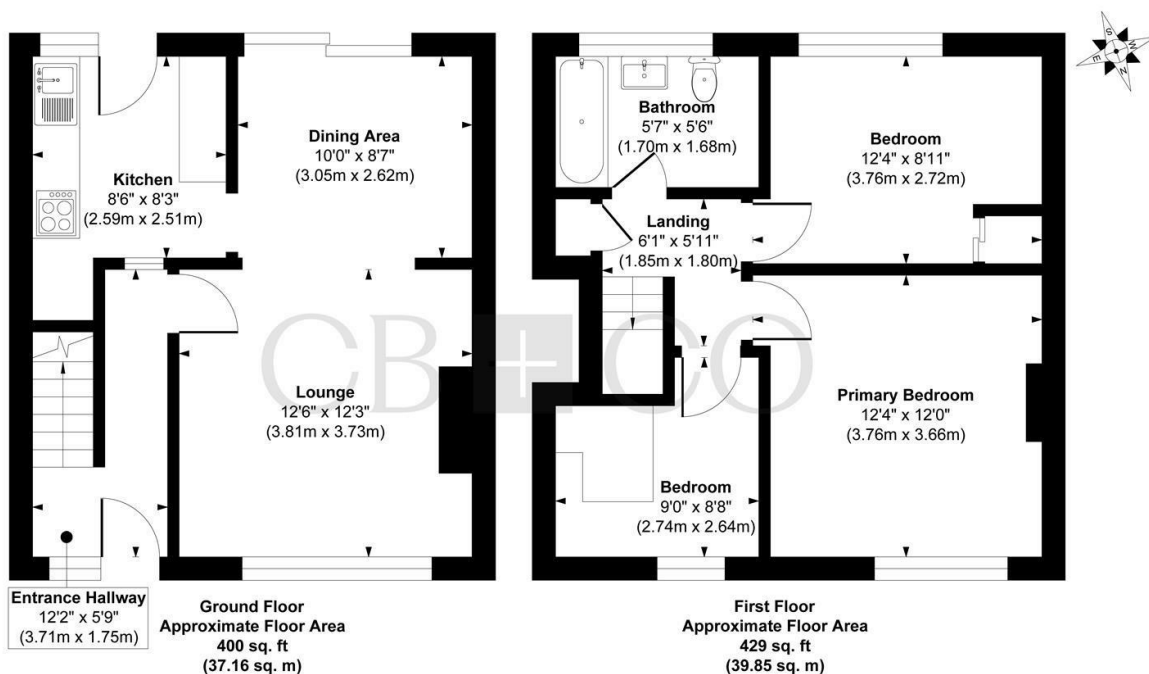
Local recreational facilities nearby include Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.







**Bendall Green, Littleover, Derby**



**Approx. Gross Internal Floor Area 829 sq. ft / 77.01 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Spacious Three Bedroom Mid Townhouse
- Ideal for First Time Buyer & Young Family
- Recently Re-Decorated to Tasteful Neutral Theme
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Open Plan Lounge Dining Room & Modern Kitchen
- Three Bedrooms & Bathroom
- Block Paved Driveway, Enclosed Rear Garden & Outbuilding
- Easy Access to Rolls-Royce Main Sinfon Site
- Derby Moor Academy Catchment
- No Chain Involved

### Size

Approx 829.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

A

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*Let's Talk*

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