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Danby Road, Highfields
Littleover, Derby
£265,000



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



NO CHAIN - A beautifully appointed and three bedroom semi-detached home built by 'David Wilson' homes in 2018. The property offers an ideal opportunity for the professional couple or young family and occupies this sought after location on the modern Highfields development, located on the edge of Littleover. Internally the property has been presented to a high standard and has stylish contemporary fittings throughout.

The property has the benefit of an NHBC guarantee remaining and the accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, cloakroom wc, spacious lounge dining room with french doors leading to the rear garden. The first floor landing gives access to three well proportioned bedrooms and bathroom with white three piece suite.

Outside, there are two allocated parking spaces at the front of the property and an easy to maintain garden to the rear with patio area and lawn enclosed by a timber fence panelled and walled boundary.





The Detail

Upon entering through the front door, you are welcomed into the entrance hallway, which provides access to the downstairs WC, kitchen, living dining room and stairs rising to the first floor. The hallway is finished with wood effect flooring.

The spacious living dining room features uPVC French doors to the rear, opening out onto the garden. There is also a useful understairs storage cupboard.

The kitchen is fitted with a range of matching wall, base and drawer units, incorporating an integrated oven, four-ring gas hob with extractor hood over, and a stainless steel sink and drainer with mixer tap. There is space and plumbing for additional appliances including a washing machine, dishwasher and fridge/freezer. The room is finished with wood effect flooring and benefits from a double-glazed window to the front.

To the first floor, the landing provides access to three bedrooms, the family bathroom and the loft hatch. The primary bedroom is a generously sized double room with a storage cupboard and two double-glazed windows to the front. The second and third bedrooms are located at the rear with double glazed windows overlooking the rear garden. The bathroom comprises a three-piece suite including a low-level wc, wash hand basin and bath with shower over and chrome ladder style heated towel rail.

Externally, the property benefits from a driveway to the front providing off-road parking for two cars. To the rear is an enclosed, south-west facing garden, mainly laid to lawn with a patio area and enclosed with wooden fencing.







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The Location

The property is situated on the highly favoured Highfields residential development located on the edge of Heatherton Village and Littleover.

The property occupies a convenient location close to amenities at Heatherton Village and there are upcoming amenities and shops on the Highfields development. Littleover village centre is located around of a mile away and offers an excellent range of shops, including a supermarket, post office and petrol station.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted John Port School and private education is also available nearby at Derby High School and Derby Grammar School for Boys.

The location is extremely convenient for Rolls-Royce, The Nuffield Hospital, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway.

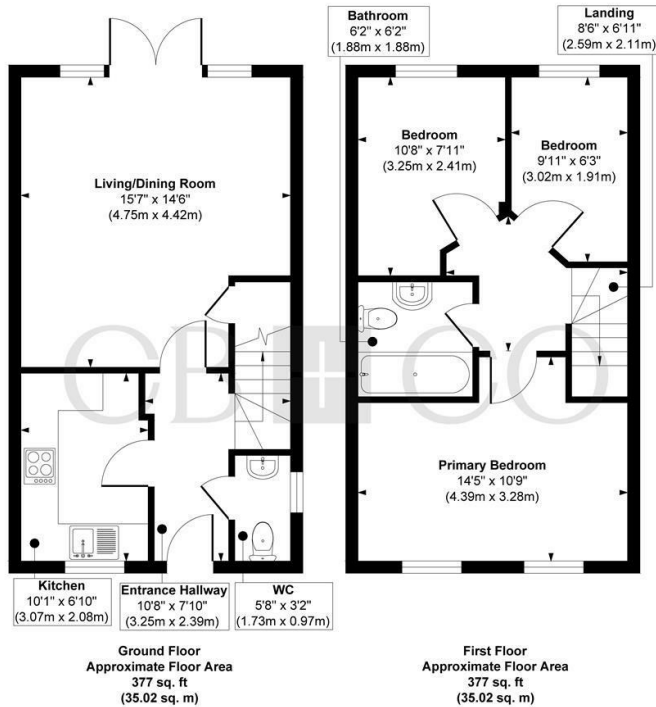
There is a regular bus service to Derby City centre which lies some 3 miles to the north and offers a comprehensive range of shops and amenities including the noted Derbion shopping centre with its major retail outlets and cinema.







Danby Road, Highfields, Littleover, Derby



Approx. Gross Internal Floor Area 754 sq. ft / 70.04 sq. m

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

The Particulars

- David Wilson Built Three Bedroom Semi-Detached Home
- Built in 2018 - NHBC Guarantee Remaining
- Neutral Presentation, Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC & Fitted Kitchen
- Spacious Living Dining Room with French Doors to Rear Garden
- Three Bedrooms & Bathroom
- Driveway with Two Parking Spaces - South West Facing Rear Garden
- John Port School Catchment Area
- Close to Excellent Local Shops & Amenities
- No Chain Involved

Size

Approx 754.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

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