# Rossington Drive, Heatherton Village, Derby





Rossington Drive, Derby, DE23 3UP £1,100 Per month













LITTLEOVER SCHOOL CATCHMENT - A well presented three bedroom semi detached home, occupying this ever popular location within Heatherton Village, located close to Littleover School and within easy access of the Royal Derby Hospital. The property offers tasteful neutral presentation throughout and has a superb re-fitted modern dining kitchen and conservatory

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, downstairs wc, spacious lounge with open plan staircase to the first floor. There is a superb contemporary kitchen with patio doors leading to a conservatory at the rear. The first floor landing gives access to three bedrooms and bathroom with white three piece suite.

Outside, the property has a low maintenance front garden with a driveway to the side. There is a mainly lawned garden to the rear with timber framed shed.

- Modern Semi-Detached Home
- · Ideal for Young Professionals or Young Family
- · Entrance Hallway, Downstairs WC & Spacious Lounge
- · Three Bedrooms & Bathroom
- · Close to Local Shops, Amenities & Royal Derby Hospital

- · Well Presented & Tasteful Neutral Decoration
- · Gas Central Heating & uPVC Double Glazing
- · Superb Contemporary Dining Kitchen & Conservatory
- · Front Garden, Side Driveway & Enclosed Rear Garden
- · Available Now







### **LOCALITY & AMENITIES**

The property occupies a convenient location, a short stroll from amenities at Heatherton Village and also offers easy access to Littleover village centre, which has an excellent range of shops, including a supermarket, post office and petrol station. There is a regular bus service to Derby City centre which lies some 3 miles to the north, including the noted Derbion shopping centre.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted Littleover Community School.

The location is extremely convenient for Rolls-Royce, 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.

### THE ACCOMMODATION

### **GROUND FLOOR**

### **Entrance Hallway**

Entrance through uPVC wood effect door into the entrance hallway. Fitted with ceramic tiled floor, central heating radiator, alarm keypad, wall mounted electrical fuse box, wall mounted Worcester Bosch thermostat and panelled doors giving access through to the downstairs WC and the lounge.

### **Downstairs WC**

Fitted with a two-piece white suite comprising wall mounted ceramic wash hand basin with ceramic tiled splashback, low level WC, ceramic tiled floor, central heating radiator and uPVC double glazed window to the side elevation.

### Lounge

### 13'8 x 13'5 (4.17m x 4.09m)

Fitted with a wall mounted electric pebble effect picture frame fireplace, two TV points, two central heating radiators, smoke alarm, uPVC double glazed window to the front elevation and open plan staircase to the first floor landing. Panelled door giving access through to the:

### **Dining Kitchen**

### 16'9 x 8'11 (5.11m x 2.72m)

Fitted with a range of contemporary light grey matt finish panelled units with brushed stainless steel handles, roll edged laminated wood effect work surface over, stainless steel one and a half sink drainer unit with chrome mixer tap, integrated Indesit stainless steel electric oven, four ring gas hob, stainless steel extractor canopy over, ceramic tiled splashbacks, space for tall fridge freezer, wall mounted Worcester Bosch boiler concealed in cupboard. Low level appliance space for an automatic washing machine, ceramic tiled floor, central heating radiator, extractor fan, smoke alarm and aluminium double glazed patio door giving access to:

### Conservatory

### 8'5 x 7'2 (2.57m x 2.18m)

Built of brick base wall construction with uPVC wood effect windows and uPVC wood effect double glazed door to the side giving access through to the rear garden.

### **FIRST FLOOR**

### Landing

Staircase leading through to the first floor landing from the lounge. Fitted with uPVC double glazed window to the side elevation, smoke alarm, loft access and panelled doors giving access to all three bedrooms and bathroom. The airing cupboard has built-in shelving and central heating radiator.

### **Principal Bedroom**

12'4 x 9'5 (3.76m x 2.87m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

### **Bedroom Two**

10'6 x 9'5 (3.20m x 2.87m)

fitted with central heating radiator and uPVC double glazed window to the front elevation.

### **Bedroom Three**

8'8 x 6'10 (2.64m x 2.08m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

### **Bathoom**

8'3 x 5'10 (2.51m x 1.78m)

Fitted with a white three-piece suite comprising pedestal wash hand basin, low level WC, panelled bath with glazed shower screen, wall mounted Mira electric shower, ceramic tiled splashbacks, grey wood grain effect flooring, central heating radiator, recessed LED downlighter with extractor fan and uPVC obscure double glazed window to the front elevation.

### **OUTSIDE**

### Frontage & Driveway

To the front of the property is a low maintenance purple and blue slate bed, paved pathway access through to the front door and a single width tarmacadamed driveway to the side of the property giving parking space for two cars. There is timber gated access leading through to the enclosed rear garden.

### **Enclosed Rear Garden**

Having paved patio area, area laid to lawn, timber framed shed and is the garden is enclosed by a fence panelled boundary.

### Timescales & Status

This property is available from 23rd October and is offered on an unfurnished basis.

### Reservation & Deposit

Property Reservation Fee - One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit - 5 Weeks Rent

### Council Tax Band - C

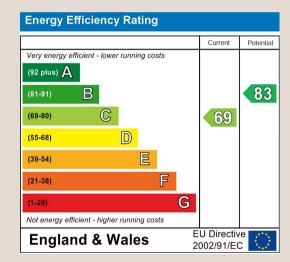
Derby City Council - Band C



# Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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