

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 12 Summerville Close Littleover, Derby, DE23 3UU



### **Well-positioned four bedroom semi-detached townhouse, with off-road parking space and garage, within a quiet cul-de-sac location in Heatherton Village**

- Griffe Field Primary School catchment • Semi-detached townhouse • Quiet cul-de-sac location • Gas central heating and upvc double glazing • No upward chain • Entrance hall and guest cloakroom • Spacious lounge • Kitchen diner • Three first floor bedrooms and bathroom • Master bedroom to second floor with dressing area and en-suite shower room • Enclosed rear garden • Foregarden, garage and off-road parking space
- **VIEWING RECOMMENDED** •

**Price £225,000 - No Upward Chain**



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## GENERAL INFORMATION

An opportunity to acquire this modern four bedroom semi-detached townhouse in a quiet cul-de-sac location within Heatherton Village. The property is sold with the benefit of no upward chain with double glazing and gas central heating with hall, cloakroom, kitchen/diner, lounge/dining room, three first floor bedrooms and bathroom. Master bedroom to second floor with dressing area and shower room.

Outside, to the rear is an enclosed garden laid to lawn with a small patio. To the front is a car space and single garage.

## LOCATION

Heatherton Village is a highly sought after estate conveniently located for easy access to the A38 and A50. It also provides easy access to Littleover village centre which offers an excellent range of amenities. Heatherton itself has a small shopping parade with shops, public house and facilities. Also within Griffie Field Primary School catchment.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

Panel entrance door, radiator, staircase to first floor, decorative coving, understairs storage cupboard and door to:

#### **GUEST CLOAKROOM**

Low flush w.c., wash hand basin, radiator, double

glazed window to front.

#### **LOUNGE 4.74m x 4.4m into bay (15'7" x 14'5" into bay)**

Laminate flooring, two radiators, coving to ceiling, double glazed walk in bay window to the rear elevation with French doors opening onto the rear garden.

#### **DINING KITCHEN 5.36m x 2.63m (17'7" x 8'8")**

#### **DINING AREA**

Radiator and decorative coving.

#### **KITCHEN AREA**

U-shaped wood effect preparation surface, tile surround, inset 1¼ stainless steel sink unit, fitted base cupboard and drawers, complementary range of wall mounted cupboards one of which houses the wall mounted gas fired boiler, inset four plate gas hob with extractor hood over, built in oven and grill, integrated dishwasher and space suitable for washing machine, recess ceiling spotlighting, double glazed window to front.

### **ON THE FIRST FLOOR**

#### **LANDING**

Painted wooden balustrade with staircase to second floor.

#### **BEDROOM TWO 4.76m x 3.73m (15'7" x 12'3")**

Radiator, built in wardrobes, upvc double glazed window to rear.



**BEDROOM THREE 3.09m x 2.65m (10'2" x 8'8")**

Radiator, upvc double glazed window to front.

**BEDROOM FOUR 2.15m x 1.96m (7'1" x 6'5")**

Radiator, upvc double glazed window to front.

**BATHROOM 2.66m x 2.04m (8'9" x 6'8")**

Partly tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, panel bath with shower attachment, radiator, recess ceiling spotlighting, extractor fan.

**ON THE SECOND FLOOR**

**SMALL LANDING**

Radiator and door to:

**MASTER BEDROOM 4.09m x 3.66m (13'5" x 12'0")**

Radiator, upvc double glazed window to front and feature archway to:

**DRESSING AREA 2.31m x 1.14m (7'7" x 3'9")**

Radiator, built in wardrobes, recess ceiling spotlighting and panel door to:

**EN-SUITE SHOWER ROOM 2.49m x 2.31m (8'2" x 7'7")**

Partly tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, double cubicle with Triton shower, radiator, shaver point, extractor fan, sealed unit double glazed Velux window to rear.

**OUTSIDE & GARDENS**

To the front is a lawned garden with mature tree. The property benefits from off-road parking to the front leading to:

**SINGLE GARAGE**

To the rear is an enclosed lawned garden with small patio area.

**COUNCIL TAX BAND**

Derby City Council - Band D.

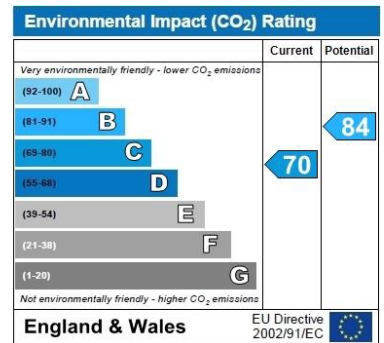
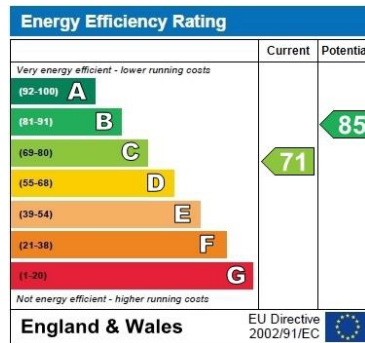
**DIRECTIONAL NOTE**

From Derby proceed out of town along Abbey Street adjoining Burton Road heading south-west. Proceed through Littleover village centre and down Pastures Hill before turning left onto Callow Hill Way. Left again into Squires Way and left into Grosvenor Drive, right into Ivyleaf Way and right into Summerville Close where the property will be located on the right hand side as indicated by our 'for sale' board.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby Office (BA/SE).





#### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.*

*No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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