

SCARGILL  
MANN & CO

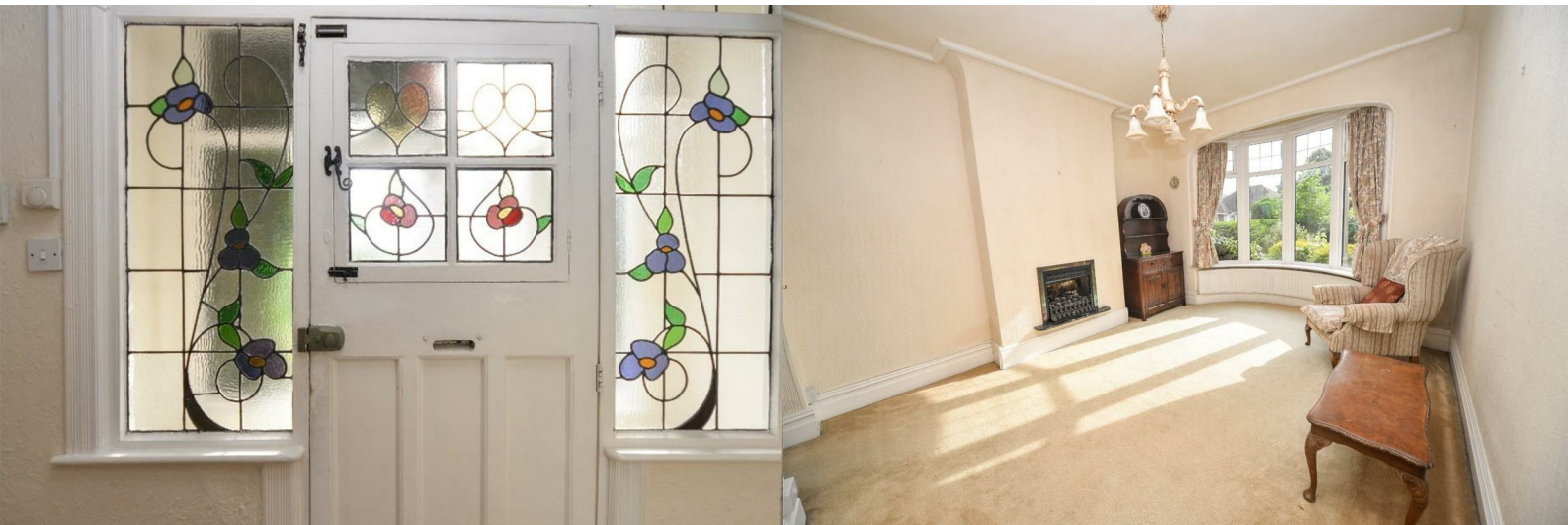
EST. 1995



11 Eastwood Drive

Littleover, Derby, DE23 6BP

Price **£350,000**



# 11 Eastwood Drive

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### GENERAL INFORMATION

#### THE PROPERTY

Scargill Mann & Co are delighted to offer for sale with no upward chain this traditional semi-detached residence within the Littleover Community School Catchment. The property boasts a hallway with an original entrance door with stained glass inserts, parquet flooring, a separate lounge and dining room, a modern fitted kitchen opening into a conservatory, and a guest cloakroom.

On the first floor are three good size bedrooms and a bathroom.

A further bedroom/study is situated on the second floor, along with a walk-in loft area.

#### OUTSIDE

To the front is a driveway with gates opening into the rear garden with a garage, lawn and patio

#### LOCATION

Eastwood Drive is a mature residential area situated close to the heart of Littleovers shops, and cafes. It is a great commuter location, close to Derby city centre and The Derby Royal hospital.

#### ACCOMMODATION

A door opens into the porch with quarry tiled flooring and an original entrance door with leaded light windows and side windows opens into the hallway.

#### HALLWAY

8'9" max 5'1" min width x 8'7" (2.67m max 1.57m min width x 2.62m)  
Has parquet flooring, original timber plate racks, beams to ceiling, ceiling light point, stairs off to first floor, radiator and door opening through to cloakroom and a further door to lounge.

#### CLOAKROOM

2'7" x 5'1" (0.81m x 1.57m)  
Is equipped with a W.C., wall mounted hand wash basin with tiled surrounds, ceiling light point, radiator and there is also an obscure window to the side aspect.

#### LOUNGE

11'10" into chimney breast x 15'1" into bay (3.63m into chimney breast x 4.61m into bay)  
Has original cornice to ceiling, large bay window with semi circle radiator, gas fire and a large arch way which leads through to the dining room.

#### SMALL LOBBY AREA

3'2" x 4'2" (0.98m x 1.28m)  
With a door and storage area under the stairs

#### DINING AREA

11'10" into chimney x 15'5" to patio doors (3.63m into chimney x 4.71m to patio doors)

Has timber flooring, sliding patio doors leading out onto the rear patio, period style timber fire surround with gas fire inset, original cornice to ceiling, ceiling light point and radiator.

#### MODERN FITTED KITCHEN

15'7" x 8'2" (4.75m x 2.50m)  
Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring hob and stainless steel sink with side drainer, integrated appliances include a double oven, there is space for a washing machine, dishwasher and fridge freezer, There are two windows to the side aspect, radiator, a Velux style window and French doors which lead out onto the conservatory.

#### CONSERVATORY

8'9" x 7'9" (2.69m x 2.38m)  
Has a radiator, ceiling light point and door out to the rear garden.

#### FIRST FLOOR

##### LANDING

Having stairs to the 2nd floor and all doors leading off

##### BEDROOM ONE

11'11" into chimney breast x 15'7" into bay (3.65m into chimney breast x 4.77m into bay)  
Having a window to the front aspect, picture rail, original cornice, ornamental period style fire surround and a range of built in wardrobes.

##### BEDROOM TWO

13'0" to front of wardrobes x 10'3" (3.98m to front of wardrobes x 3.13m)  
Has two windows looking out over the rear garden, radiator, a range of built in wardrobes providing hanging space and shelving with over head cabinets, there is a vanity unit with sink inset and a matching range of drawers, there is cornice to ceiling and ceiling light point.

##### BEDROOM THREE

8'5" x 12'5" to front window (2.57m x 3.8m to front window )  
Has a window to the front aspect, coving to ceiling, ceiling light point and radiator.

##### BATHROOM

9'10" to window x 5'3" (3.01m to window x 1.62m)  
Is equipped with a bath, with mixer taps with shower attachment, W.C., and vanity unit with hand wash basin inset, there are tiled surrounds, coving to ceiling, obscure window to the rear aspect and a built in cupboard which provides linen storage and houses the hot water tank.

#### SECOND FLOOR

Tel: 01283548194

## BEDROOM FOUR/HOBBIES ROOM

8'0" max width x 10'1" (2.44m max width x 3.09m)

Has a window to the side aspect, Velux window to the front aspect, wood effect flooring and a range of built in shelves.

## FURTHER WALK IN LOFT AREA

8'3" x 18'8" length to velux window (2.52m x 5.71m length to velux window)

Has a velux window out to the rear aspect.

## OUTSIDE

To the front is a driveway with an adjacent lawn and to the rear is a fully enclosed garden with lawn, small pond and patio area

## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

Derby City - Band C

## CURRENT UTILITY SUPPLIERS

Gas - Octopus

Electric - Octopus

Oil

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CONDITION 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.

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024)  
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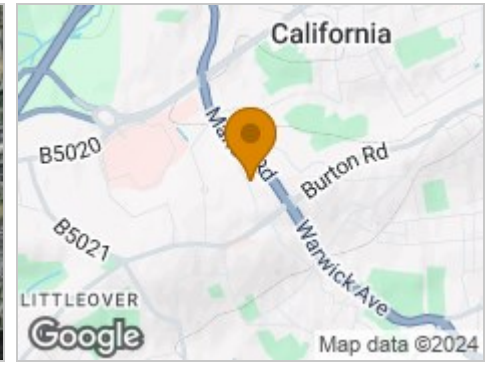
## Road Map



## Hybrid Map



## Terrain Map



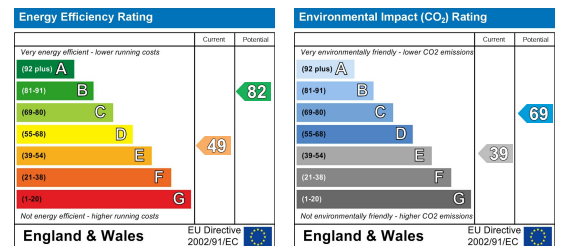
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.