



## 18 Caversfield Close

Littleover, Derby, DE23 3SR

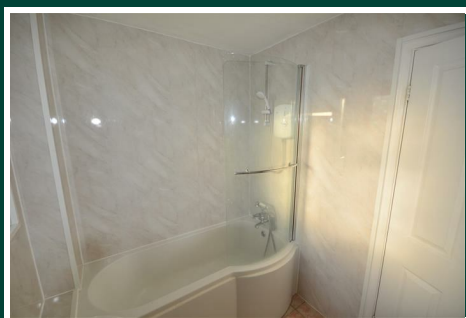
**£1,450 PCM**



# 18 Caversfield Close

Littleover, Derby, DE23 3SR

## £1,450 PCM



### GENERAL INFORMATION

New to the market is a four bedroom detached family home in the popular area of Littleover. Due to the properties location this falls within the Littleover School Catchment area Located in a quite cul de sac.

The property in brief; comprises of a spacious lounge and dining room, fitted kitchen with Electric oven and Gas Hob with extractor over. On the 1st floor there are three double bedrooms with fitted wardrobes and one single bedroom. Modern three piece bathroom suite with electric shower over.

To the rear is a well maintained garden with lawn and patio area, to the front is a large driveway with space for two cars and access to the garage.

### LOCATION

Caversfield Close lies convenient for local amenities including shops and well regarding local schools and lies within close proximity to Littleover Community school along with good access to local road links and bus services.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### ENTRANCE HALLWAY

With entrance door to front, radiator, staircase to first floor and doors to Kitchen/Dinner

##### LOUNGE

19'7" x 10'6" (5.98m x 3.22m)

With uPVC double glazed window to front, sliding patio door to rear, feature gas fire with hearth and surround, two radiators, coving to ceiling and door to kitchen.

##### DINING ROOM

16'4" x 7'11" (4.98m x 2.43m)

With UPVC double glazed window to front, radiator, understairs cupboard and door to

##### KITCHEN

11'4" x 8'11" (3.46m x 2.73m)

Fitted with a range of matching wall and base units, worksurfaces incorporating a one and a half bowl stainless

steel sink and drainer unit with mixer tap, integrated electric oven, integrated four ring gas hob with cookerhood over, complementary tile splash backs, space for fridge, space and plumbing for washing machine, radiator, tiled floor, uPVC double glazed window to rear and uPVC double glazed door to rear.

### DOWNSTAIRS CLOAKROOM

Fitted with a wall mounted hand wash basin and low level WC, uPVC double glazed obscure window to side.

### TO THE FIRST FLOOR

#### LANDING

With loft access, airing cupboard and doors to

#### BEDROOM ONE

11'3" x 10'7" (3.45m x 3.25m)

With uPVC double glazed window to front, fitted wardrobes with hanging rails and shelves, fitted dressing table and radiator.

#### BEDROOM TWO

10'7" x 10'7" (3.25m x 3.23m)

With uPVC double glazed window to front, fitted wardrobes with hanging rail and overhead cabinets, fitted bedside cabinet, alcove with fitted dressing table and radiator.

#### BEDROOM THREE

8'11" x 7'7" (2.73m x 2.33m)

With uPVC double glazed window to front, fitted wardrobes with hanging rail and overhead cabinets, fitted bedside cabinets and radiator.

#### BEDROOM FOUR

7'1" x 5'10" (2.17m x 1.78m)

With uPVC double glazed window to rear and radiator.

### BATHROOM

With fully aqua boarded walls and fitted with a three piece white suite comprising panelled bath with electric shower over, pedestal hand wash basin and low level WC, radiator, tiled floor and uPVC double glazed obscure window to rear.

Tel: 01332 206620

## OUTSIDE & GARDENS

To the front there is a block paved driveway providing access to an attached single garage with up and over door and door to rear. The front garden is well presented and mainly laid to lawn. To the rear the well maintained enclosed garden comprises paved patio and lawn with borders planted with a variety of shrubs. There are also gates to both sides of the property providing access to the front.

## DIRECTIONAL NOTE

From Derby City Centre take Burton Road A5250, take the second exit at the roundabout opposite Derby High School onto Pastures Hill. Follow this until the second left turn onto Swanmore Road, Caversfield Close is the first right turn. The property is at the end of the cul de sac on the right hand side.

## SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available 3rd March 2025.

## PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

## DEPOSIT

5 Weeks Rent.

## ADDITIONAL INFORMATION

Rent: £1,450 pcm

Holding Deposit: £334 (1 Week taken on application)

Security Deposit: £1670 (5 Weeks)

Council Tax Band: D – Derby City

EPC Rating: C

Property construction: Brick & Tile

Parking: Driveway & Garage

Electricity supply: MAINS –

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, upto 1000 Mbps, please check Ofcom website.

## VIEWING

By prior appointment through Scargill Mann & Co on 01332 206620.



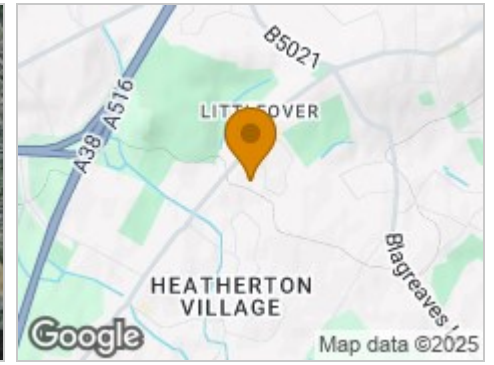
## Road Map



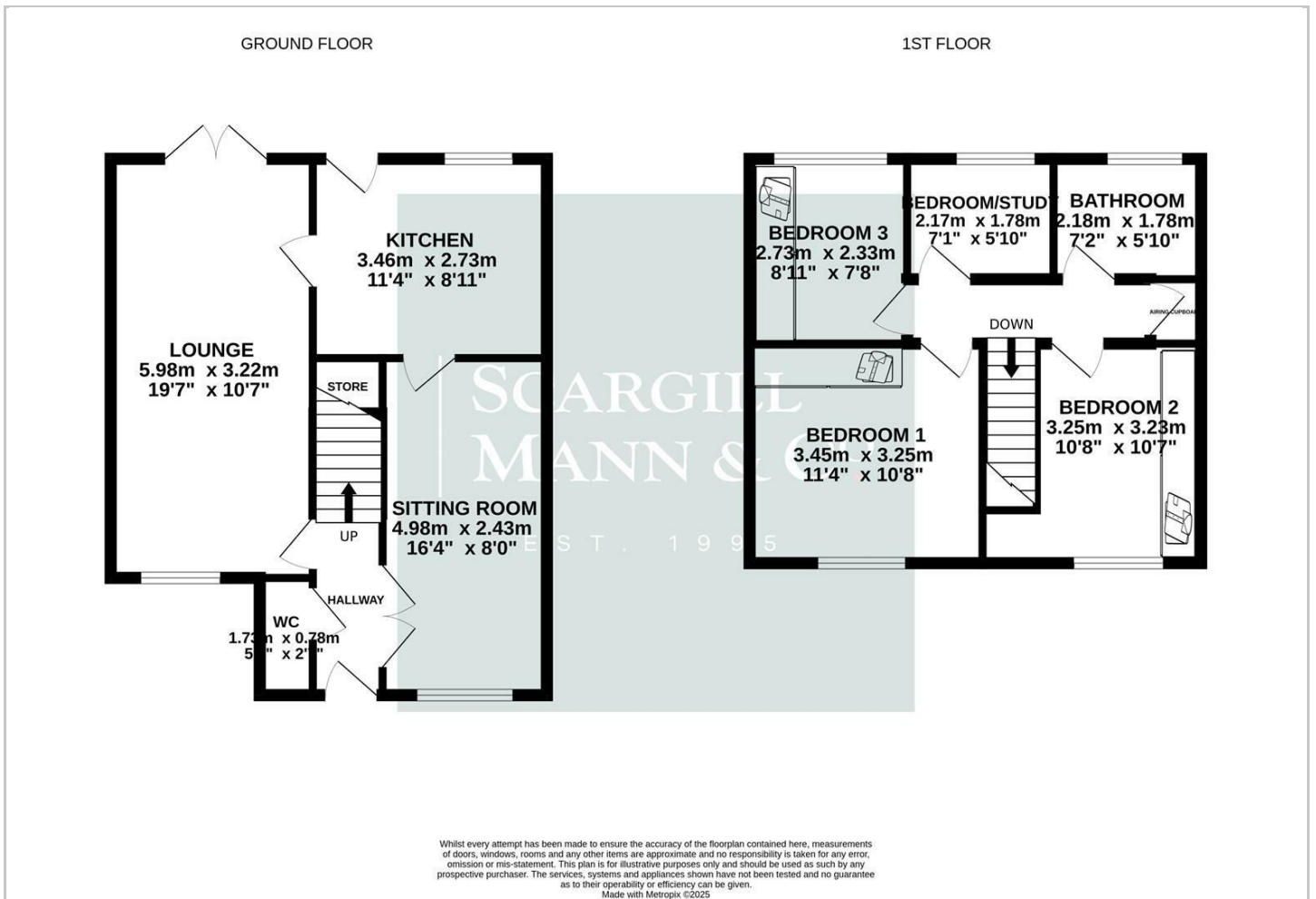
## Hybrid Map



## Terrain Map



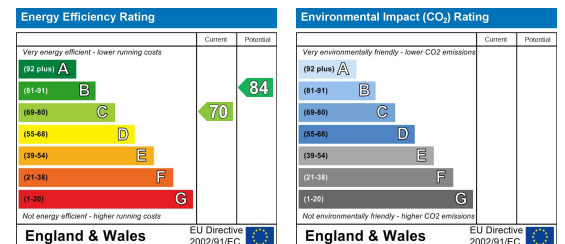
## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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