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14 Grosvenor Drive, Heatherton Village, Littleover, Derby, DE23 3UQ
£1150 per calendar month Unfurnished Deposit £1250

GENERAL DESCRIPTION

A superior, large, 4 bedroomed detached house, quietly located at the end of a private drive, in a popular residential area ideal for access to the surrounding local amenities, Derby city centre and major road links.

This well presented property briefly comprises spacious entrance hall, lounge with bay window, dining room, large breakfast kitchen with full range of integral appliances, family room, double width conservatory and utility room. To the first floor there are 4 double bedrooms including master with en suite, plus shared en suite in addition to the family bathroom. GCH, double glazed throughout and fitted with burglar alarm.

Low maintenance garden to the front with enclosed rear garden consisting lawn area with shrub and tree borders, a patio area and enclosed pond. The driveway to the front affording off road parking for two vehicles with access to the integral double garage.

ACCOMMODATION

GROUND FLOOR

ENTRANCE via canopy porchway into;

ENTRANCE HALL with staircase off to first floor landing, alarm system, and smoke alarm fitted to ceiling. Hall having solid oak wood flooring and doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low level w.c. and pedestal wash hand basin with tiled splashback. Solid oak flooring.

DINING ROOM 12' x 10'4" with solid oak flooring and French doors providing one access (of two) to conservatory.

LOUNGE 12' x 19'02" with bay window to front aspect and solid oak flooring. The main feature of the room being an attractive stone hearth and surround housing coal effect living flame gas fire. Television and telephone points, Sky installed.



BREAKFAST KITCHEN 16'02" x 10'3" Kitchen area being fitted with a range of maple base and eye level units incorporating roll edge dark grey work surface, breakfast bar, stainless silver sink with drainer and chromed mixer tap over. Built in Neff double electric oven with additional inset Neff microwave oven, Neff dishwasher, fridge and freezer. Neff 4 ring gas hob with stainless steel splashback and extractor hood above. Window to rear aspect, door leading to utility room, ceramic tiled flooring and step up to family room.



FAMILY ROOM 9'9" x 9'07" with natural style woven carpet and patio doors off leading to the conservatory. T.V. aerial point.

UTILITY ROOM 9'6" x 5'3" with ceramic tiled floor continued from kitchen having matching maple base and eye level storage units incorporating stainless steel sink with mixer tap over. Doors off leading to large understairs storage cupboard, garage and side of property.

CONSERVATORY 23'08" x 13'02" (max) with French doors leading to garden and ceramic tiled flooring.



FIRST FLOOR

Via staircase leading to galleried landing, with access to airing cupboard and further doors leading to;

MASTER BEDROOM 12'1" x 15'6" having window to front aspect, fitted carpet and four double built in wardrobes. Telephone and television points. Door through to:

EN SUITE with opaque window to front aspect, fitted with a three piece suite comprising low level w.c., pedestal wash hand basin, & bath with power shower over. Linoleum floor covering.



BEDROOM TWO 15'9" x 10'4" having window to front aspect, fitted carpet and three door built in wardrobe. Television point. Separate door through to:

ENSUITE SHOWER ROOM with opaque window to side aspect, having a white three piece suite comprising low level w.c., pedestal wash hand basin and corner shower unit. Outstanding ceramic tiled flooring. Additional door through to;

BEDROOM THREE 12'1" x 10'5" with window to rear aspect and fitted carpet.

BEDROOM FOUR 12'10" x 9'4" with window to rear aspect, fitted carpet, built in wardrobes and telephone point.

LUXURY FAMILY BATHROOM with opaque window to rear aspect fitted with a white four piece suite comprising low level W.C., pedestal wash hand basin, corner bath plus separate shower cubicle. Fitted carpet.

OUTSIDE

To the front of the property is a low maintenance garden with lawn having shrub borders. Large driveway leading to integral garage. To the rear of the property is an enclosed garden with privacy gained from established shrubs and trees which border the lawn. There is also a patio area, raised deck area and enclosed pond.

VIEWING: By appointment through Dove Property Management