



16 Field Rise, Littleover, Derby, DE23 1DE

£285,000



Key Features

- Detached Bungalow
- Three Bedrooms
- Modern Kitchen & Shower Room
- Conservatory
- Garage With Front & Rear Access
- Generous Rear Garden
- Potential to Extend (subject to planning)
- EPC Rating D
- Freehold





Situated in a popular and well-established residential area of Littleover, this well-maintained three bedroom detached bungalow offers a fantastic opportunity for a wide range of buyers, including downsizers, families and those looking for a home ready to move straight into.

The property is approached via a generous driveway providing ample off-road parking, with gated access leading down the side to a single garage and the rear garden.

Internally, a welcoming central hallway provides access to all rooms and enhances the sense of space throughout. The living accommodation is well-balanced, with a bright and comfortable living room flowing through to a conservatory, which enjoys views over the rear garden and provides an additional reception space ideal for relaxing or entertaining.

The kitchen is modern in style and well-presented, offering a range of fitted units, ample work surface space and room for appliances, creating a practical space for day-to-day living.

There are three well-proportioned bedrooms, with the third offering flexibility depending on requirements, whether as a bedroom, home office or hobby room. The shower room is also modern in design, featuring a clean and neutral suite.

Externally, the property has been clearly well cared for and continues to impress. The rear garden enjoys a bright and sunny aspect, making it a lovely space to spend time throughout the day. It has been thoughtfully arranged with patio seating

areas, lawn and established planting, creating a pleasant and private outdoor setting. There is also a garage, aluminium shed and greenhouse, all providing excellent storage.

A particular feature of the property is the generous loft space which has been professionally insulated and part-boarded to provide excellent storage, and which offers potential for conversion (subject to the necessary consents), presenting an exciting opportunity to add further accommodation in the future.

Overall, this is a well-kept and ready-to-move-into home with scope to personalise over time, set within a highly regarded location.

Externally

The property is set back behind a spacious driveway providing ample off-road parking, with gated side access leading to the rear garden and garage. The frontage is low maintenance and well kept.

Entrance Hall 5.81m x 0.9m (19'1" x 3'0")

A welcoming central hallway providing access to all rooms, with useful built-in storage and loft access.

Living Room 3.48m x 4.55m (11'5" x 14'11")

A bright and comfortable reception room, offering ample space for seating and enjoying a pleasant outlook, with access through to the conservatory.







Conservatory 2.69m x 2.85m (8'10" x 9'5")

A bright and inviting additional reception space, featuring floor-to-ceiling windows that flood the room with natural light and provide uninterrupted views over the rear garden. With double doors opening onto the patio, this is a perfect space for relaxing or entertaining.

Kitchen 4.67m x 2.33m (15'4" x 7'7")

A well-presented and modern-style kitchen fitted with a range of units, complementary worktops and space for appliances, with access to the side of the property.

Bedroom One 3.03m x 3.33m (9'11" x 10'11")

A spacious double bedroom.

Bedroom Two 2.55m x 3.33m (8'4" x 10'11")

A further well-proportioned double bedroom, with fitted wardrobes, providing excellent storage.

Bedroom Three 2.42m x 2.55m (7'11" x 8'5")

A versatile room suitable as a bedroom, home office or study.

Shower Room 2.1m x 1.78m (6'11" x 5'10")

A modern suite comprising a walk-in shower, wash hand basin and WC, finished in a clean and neutral style.



Loft Space

A substantial part-boarded loft space with fitted ladder access, lighting and insulation, currently offering excellent storage and presenting clear potential for conversion (subject to the necessary consents).

Rear Garden

The spacious rear garden enjoys plenty of sunlight and is well arranged with patios, lawns and established planting, creating a private and relaxing space. The garden benefits from fertile soil and has previously been used to grow soft fruits, vegetables and flowers alongside a number of apple trees. It also attracts a variety of birdlife, adding to its peaceful feel. A garage, aluminium shed and greenhouse provide excellent additional storage.

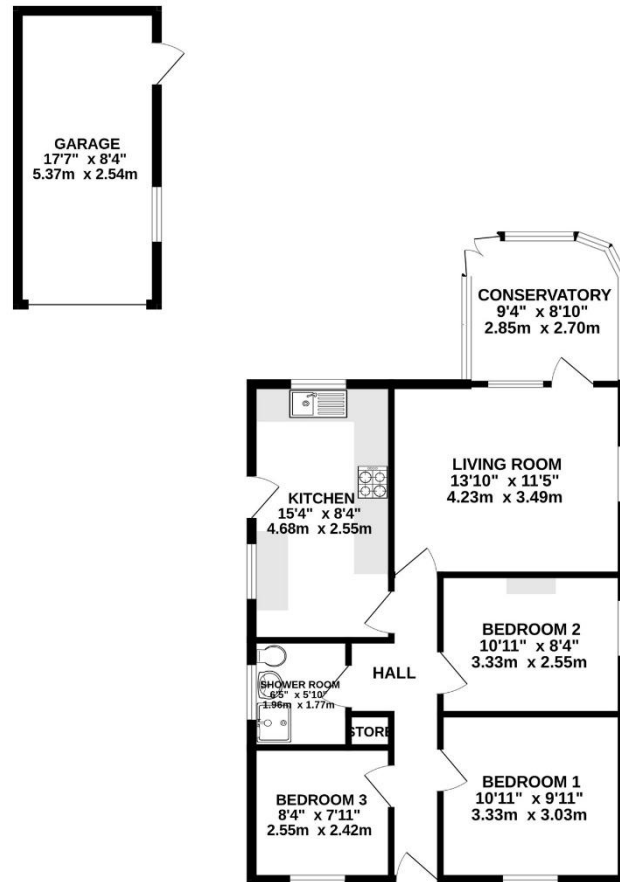
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GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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