

CURRAN  
BIRDS  
+ CO

25, DE23  
£299,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



THREE BEDROOMS, SIZEABLE PLOT - Set at the head of a cul-de-sac within the popular area of Littleover, this thoughtfully modernised home offers a well-balanced blend of indoor living and exceptional outdoor space. The property occupies a generous plot that will particularly appeal to garden enthusiasts, with landscaped areas designed to be both productive and enjoyable throughout the seasons.

Internally, open plan living spaces create a natural flow for everyday life, supported by flexible bedroom accommodation suited to family living or home working. The overall layout balances practicality with comfort, making the home easy to adapt over time. Its position provides convenient access to Rolls-Royce and other key employment hubs, adding to its appeal for professionals seeking a well-located residential setting.





#### The Detail

The property is entered via a welcoming entrance hall finished with quality Karndean flooring, setting a smart and practical tone throughout. The lounge is positioned to the front and features a bay window, creating a bright and comfortable space for everyday living. To the rear, a recently modernised open plan kitchen and dining area forms the centre of the home, designed for both functionality and entertaining. Shaker style wall and base units are complemented by worktops with matching splashbacks, a Belfast sink with swan neck mixer tap, integrated dishwasher, stainless steel extractor hood, and space for a range cooker. French doors, along with an additional side window, provide direct access to the garden and excellent natural light.

The accommodation includes two well-proportioned double bedrooms, alongside a third bedroom ideally suited for guests or home working. The shower room is fitted with a practical suite and heated towel rail, offering a straightforward and functional space. A separate utility and laundry area provides space for appliances and convenient access to the rear garden. The conservatory adds further flexibility, offering an additional reception area that enjoys views over the garden throughout the year.

Externally, the property occupies a generous and thoughtfully landscaped plot that will particularly appeal to garden enthusiasts. The garden features multiple patio seating areas, gravel beds, established planting borders, and productive allotment spaces, alongside a greenhouse and UPVC shed for storage. The outdoor space is enclosed by hedge and fence boundaries, providing privacy and structure, while a block paved driveway to the front offers off-road parking for up to three vehicles.





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### The Location

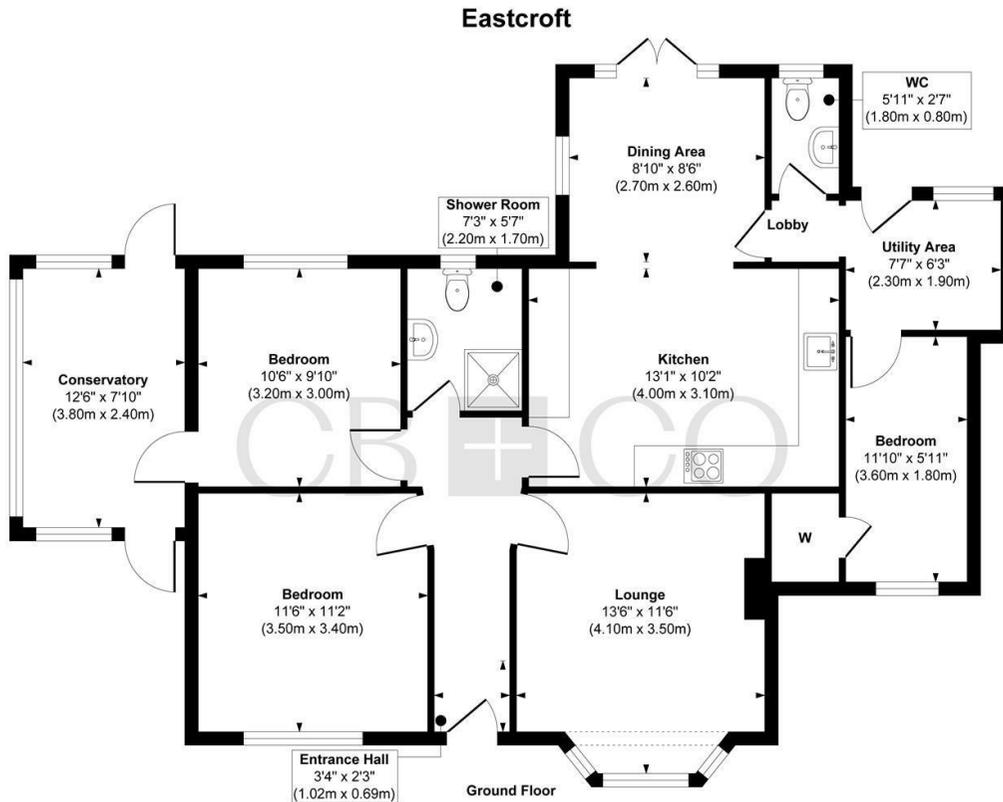
Littleover is a well-established residential area that appeals to a wide range of buyers, offering a practical setting supported by strong local amenities and a genuine sense of community. The area is particularly well placed for professionals working at Rolls-Royce, with convenient commuting routes making day-to-day travel straightforward.

Everyday needs are well catered for, with nearby local shops, supermarkets, and a choice of well-regarded primary schools all within easy reach. Cafés and traditional pubs add to the area's character, providing relaxed social spaces close to home. Beyond the village, the South Derbyshire countryside is just a short drive away, offering scenic walks and a selection of rural pubs ideal for weekends and leisure time. This balance of convenience and access to open countryside makes Littleover a consistently popular place to live.









**Approx. Gross Internal Floor Area 1033 sq. ft / 96.04 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Three Bedroom Detached Bungalow
- Head Of Cul-De-Sac Position
- Impressive High Quality Open Plan Kitchen Dining Area
- Useful Utility/Laundry Room With Rear Garden Access
- Shower Room With Additional WC
- Conservatory With Garden Views
- Landscaped Garden With Greenhouse And Allotment Beds
- Driveway Parking For Up To Three Vehicles
- Excellent Options For An Office/Home Working
- Excellent Access To Rolls Royce, Local Primary Schools

### Size

Approx 1097.93 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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*Let's Talk*

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