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Bolton Way, Highfields
Littleover, Derby
Guide Price £700,000



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IMMACULATE EXTENDED HIGH SPECIFICATION HOME IN DELIGHTFUL POSITION - A truly immaculate, extended detached five double bedroom residence, set within this delightful position on the sought after Highfields development on the edge of Littleover. Built by David Wilson Homes in 2019, this most spacious property offers over 2500 square feet of living accommodation over three floors and has been beautifully upgraded by the current vendors and benefits from a superb garden room extension to the rear.

The property features: entrance hallway, downstairs wc, stylish lounge with bespoke built in media unit, study, breakfast kitchen with dining island, utility room and dining room with open plan access to the most spacious garden room with high vaulted ceiling and velux windows.

The first floor features three double bedrooms, including a luxurious primary suite with dressing room with built in wardrobes and a contemporary four piece bathroom. There is also a four piece family bathroom. The second floor landing leads to two further generous double bedrooms with velux windows and built in wardrobes

Externally the property occupies this delightful edge of estate position and has a generous driveway leading to a superb upgraded detached double garage. The delightful south west facing rear garden offers a low maintenance with artificial lawn, composite decked seating area and porcelain paved patio.





The Detail

This stunning extended David Wilson-built detached home delivers spacious and versatile accommodation across three expansive floors, extending to over 2,500 square feet of accommodation. Every aspect of the home has been considered, upgraded, and immaculately maintained.

The property has been beautifully upgraded with premium flooring, modern lighting, and bespoke built-in wardrobes in all bedrooms. Additionally, it features a Eufy video doorbell, a comprehensive CCTV system and a perimeter alarm for added security

The ground floor flows seamlessly from a welcoming entrance hallway into a series of well-proportioned spaces. A front-facing study provides an ideal workspace, while the stylish lounge features twin front windows, bespoke fitted shelving and built-in media wall with remote-controlled electric fire.

The superb contemporary open-plan breakfast kitchen features white high gloss finish units with quartz effect worksurfaces, quartz dining island and a range of quality integrated appliances and there is also a separate utility room.

There is a stylish dining room area with open plan access to a stunning extended garden room with high vaulted ceiling, four Velux roof lights, LED lighting, insulated roof and french doors opening out onto the rear garden.

Upstairs, the first floor landing leads to three generous double bedrooms all with bespoke built in wardrobes and there is a contemporary four piece bathroom suite. The most spacious luxurious primary suite features dual aspect windows, built in media unit, dressing area with built in wardrobes and a contemporary four piece en-suite bathroom. The second floor comprises two further spacious double bedrooms, each with fitted wardrobes, sharing a Jack and Jill shower room.

Externally the property occupies this delightful edge of estate position and has a generous tarmac driveway providing parking for around six cars and leading to the detached double garage. There are landscaped gardens to the front with lawn and planting borders.

The detached double garage has been upgraded to a quality specification with Dura fittings including cabinets, drawer units and the garage also has central heating, loft access with boarded storage and an electric remote control insulated door.

The delightful south west facing rear garden has been landscaped for ease of maintenance and has again been finished to quality standard with artificial lawn, composite decked seating area and generous porcelain paved patio.







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The Location

Located within the popular Highfields development in Littleover, this property offers excellent access to local amenities and nearby green spaces, perfect for those who enjoy countryside walks.

The home is served by the well-regarded Highfields Spencer Academy Primary School and falls within the catchment area for John Port Spencer Academy, making it ideal for families. Private education is also available nearby at Derby High School, Derby Grammar School for boys and Repton School are all located within easy access of this location.

On the estate, residents benefit from a convenient Co-op store, while nearby Littleover Lodge and The Hollybrook pubs offer popular dining and socialising options. Further amenities can be found in Littleover Village and Mickleover, both offering a good range of shops, cafés, and services.

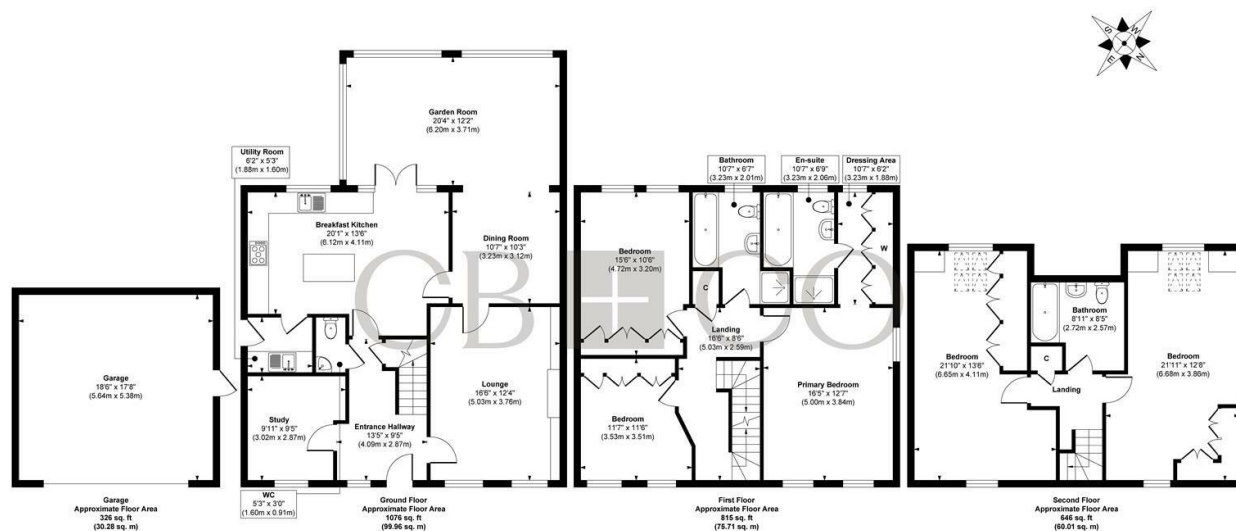
The location is well-suited for commuters working at Rolls-Royce and Derby Royal Hospital. For leisure, Mercia Marina is close by, providing a popular spot for shopping, dining, and canal walks.







Bolton Way, Highfields, Littleover, Derby



Approx. Gross Internal Floor Area 2863 sq. ft / 265.96 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Stunning Extended Five Bedroom Detached Home
- Built in 2019 by David Wilson Homes to Quality Specification
- Over 2500 Square Feet of Living Accommodation over Three Floors
- Entrance Hallway, WC, Stylish Lounge with Media Unit & Study
- Dining Room with Open Plan Access to Stunning Extended Garden Room
- Contemporary Breakfast Kitchen with Dining Island & Separate Utility Room
- Five Double Bedrooms, Two En-Suites & Four Piece Family Bathroom
- Upgraded Double Detached Garage with Remote Electric Door, Heating & Loft Storage
- South West Facing Rear Garden - Low Maintenance with Artificial Lawn
- No Chain Involved

Size

Approx 2863.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

F

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Let's *Talk*

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