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Park Lane House, _____

24, DE23

£025 000



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



PARK LANE HOUSE - A most spacious five double bedroom period residence of immense style and character, situated in this delightful position off Park Lane in the heart of Littleover Village. This most spacious extended home offers generous room proportions with around 3000 square feet of living accommodation and the property is set within this delightful mature plot with beautifully landscaped south facing gardens and an overall plot of over a third of an acre.

This beautiful period home features a generously proportioned and light-filled interior that has been thoughtfully designed for modern family living. From the elegant parquet flooring and classic fireplaces this fine period home offers a wealth of character and charm. The property offers generous room proportions and an impressive ground floor layout that includes the entrance hallway with open plan access to a dining room, morning room, most generous sitting room with log burner, impressive conservatory, spacious open plan dining kitchen, utility room, wc and boot room/side hallway.

The spacious main landing leads to three generous double bedrooms with one of these bedrooms offering a contemporary en-suite shower room. The rear landing area gives access to a family four piece bathroom and two further double bedrooms

Externally property also benefits from ample parking, double detached garage with EV charging point. The property stands with mature and beautifully landscaped gardens and a vegetable garden.





The Detail

Park Lane House is a substantial and elegantly appointed five-bedroom detached home, occupying a private position within one of Littleover's most exclusive gated developments. The property enjoys a quiet and secluded setting among a small number of individually designed homes.

The property is entered through a beautiful solid wood panelled front door leading into a spacious hallway where parquet flooring and an intricately detailed staircase create an immediate sense of refinement. The hallway provides access to all the major ground floor rooms with open plan access to a formal dining room featuring a Derbyshire fossil limestone fireplace, twin sash windows and built-in cabinetry. There is a delightful morning room with period fireplace and delightful aspect over the rear garden. The sitting room offers generous proportions, enhanced by a coffered ceiling, double sash windows and French doors opening onto the garden. A striking fireplace with a stone hearth and cast iron log burner creates a warm focal point and the sitting room and morning room both provide access to a most spacious conservatory with double glazed glass roof and delightful views over the rear garden.

This property offers a most spacious and beautifully appointed dining kitchen with granite worktops, dining island housing an induction hob. Integrated appliances include a full-height fridge and freezer, electric oven, combination oven/microwave, and dishwasher. A built-in pantry and a separate utility room with additional cabinetry and space for a washing machine. There is also a useful boot room/side hallway with access to a contemporary ground floor wc and external access to the side vegetable garden.

Upstairs, the property offers a delightful light filled landing with access to five double bedrooms and beautifully appointed four





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The Location

The property occupies a convenient location just a short stroll from Littleover Village centre to include an excellent range of local shops and amenities. These include a supermarket, Post Office, petrol station, coffee shop and a further range of retail outlets.

This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

There is also swift access to the A38 and A50 leading to the M1 motorway and the main motorway network

The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from St Peter's Junior school. Private education is also located within Littleover with Derby High School and Derby Grammar School for boys.







First Floor
Approximate Floor Area
1573 sq. ft.
(145.20 sq. m)

Double Garage
15'0" x 10'3"
(5.72m x 4.65m)

Garage
Approximate Floor Area
305 sq. ft.
(28.31 sq. m)

Conservatory
20'0" x 12'4"
(6.10m x 3.10m)

Living Room
30'7" x 14'1"
(9.32m x 4.28m)

Dining Room
17'0" x 13'7"
(5.42m x 4.13m)

Kitchen/Dining Room
25'1" x 10'8"
(7.65m x 3.60m)

Morning Room
10'11" x 12'4"
(3.09m x 4.07m)

Primary Bedroom
19'0" x 13'7"
(5.69m x 4.14m)

Bedroom
10'2" x 12'11"
(4.94m x 4.25m)

Bedroom
13'2" x 12'5"
(4.02m x 3.79m)

Bedroom
12'6" x 12'0"
(3.82m x 3.60m)

Entrance Hallway
17'6" x 6'4"
(5.39m x 2.54m)

Landing
27'0" x 8'4"
(8.23m x 2.54m)

Landing
10'10" x 10'9"
(3.30m x 3.29m)

En-suite
10'10" x 7'9"
(3.30m x 2.29m)

Bathroom
11'4" x 10'2"
(3.46m x 3.11m)

WC
5'11" x 3'11"
(1.80m x 1.19m)

Laundry
5'10" x 3'5"
(1.78m x 1.06m)

Boot Room
6'0" x 6'10"
(1.84m x 1.77m)

Pantry

Ground Floor
Approximate Floor Area
2039 sq. ft.
(189.52 sq. m)

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

Produced by Elements Property

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Let's *Talk*

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