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Hillsway  
Littleover, Derby  
£270,000



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LITTLEOVER SCHOOL CATCHMENT AREA - An extended and well presented traditional bay-fronted, three-bedroom semi-detached home with a DETACHED GARAGE to the rear, situated in the sought-after residential suburb of Littleover, close to local shops, amenities and parkland.

The accommodation benefits from gas central heating and double glazing and, in brief, comprises an entrance hallway, fitted kitchen, lounge with bay window, and dining room leading into a conservatory. Upstairs, the first-floor landing gives access to three bedrooms and a well-appointed contemporary three-piece bathroom suite.

Outside, to the rear of the property, there is a delightful fully enclosed garden featuring a generous paved patio area and an artificial lawn. A rear gate provides access to the garage, with vehicular access via a private driveway for residents of Hillsway.





## The Detail

Entrance is through a double glazed door into the entrance hallway featuring oak-effect laminate flooring, a useful understairs storage cupboard, and staircase rising to the first floor.

The front lounge is enhanced by a charming bay window and a feature coal-effect fireplace with marble hearth and oak-effect surround. To the rear, the dining room continues the stylish flooring and benefits from a contemporary wall-mounted electric fireplace and coving to the ceiling. French doors open seamlessly into a light-filled conservatory, a versatile space with garden access and a side door leading into the kitchen—ideal for both entertaining and day-to-day living.

The kitchen is fitted with a range of oak-fronted units, granite-effect work surfaces, tiled splashbacks, and ample appliance space, with dual-aspect windows providing excellent natural light.

Upstairs, three well-proportioned bedrooms include a spacious primary bedroom with bay window and fitted wardrobes, second double bedroom at the rear with fitted wardrobes and views over the rear garden. There is also a superb modern refitted bathroom featuring a sleek Vitra suite and mains-fed shower with feature oriel bay window to the front.

Outside, the beautifully landscaped rear garden offers multiple seating areas, artificial lawn, planting borders and gated access to a driveway and detached garage. There is vehicular access at the rear with a private driveway for the residents of Hillsway.







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## The Location

The property is located close to Littleover village centre, a highly convenient and popular residential area offering a good range of local amenities, including shops, supermarkets, a petrol station, chemist, public houses and restaurants.

Excellent educational facilities are close at hand, with reputable primary schools nearby. The property also falls within the catchment area for the well-regarded Littleover Community School, as well as being a short distance from independent schools such as Derby High School and Derby Grammar School for Boys.

Local recreational facilities include St George's Playing Fields and Mickleover Golf Course. The property benefits from excellent transport links, with Derby city centre approximately three miles away and easy access to the A38 and A50, which connect to the M1 motorway. Regular bus services operate nearby, and the location is also convenient for the Royal Derby Hospital and the University of Derby.









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*Let's Talk*

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