



CURRAN
BIRDS
+
CO

Croft Way, Highfields

Littleover, Derby

Offers in excess of: £400,000



CURRAN BIRDS + CO

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



BEAUTIFUL FAMILY HOME WITH SUPERB DETACHED HOME OFFICE -
An immaculate four bedroom detached residence, set within this delightful corner plot position on the sought after Highfields development on the edge of Littleover. Built by Barratt Homes in 2019 this property offers a superb layout and includes a beautiful dining kitchen with bi-folding doors leading out onto a delightful landscaped garden.

The property features: entrance hallway, downstairs wc, snug, stylish living room with french doors to the rear garden and the superb dining kitchen with bi-folding doors also leading to the rear garden. The first floor features four bedrooms including three double bedrooms. There is also a well appointed contemporary bathroom and the spacious primary bedroom offers a contemporary en-suite shower room.

Outside, the property occupies this delightful leafy corner plot position with driveway to the side for two/three vehicles with EV charging point and gated access to the rear garden. The delightful south west facing rear garden also gives access to the superb detached home office/studio.





The Detail

This beautifully presented detached family home occupies a generous corner plot beside a pleasant open green space, set within this highly sought after modern development on the edge of Littleover.

Upon entering, a welcoming hallway features two storage cupboards, a central heating radiator, and a staircase with a feature balustrade. The ground floor includes a fitted guest cloakroom with a white suite. The stylish living room enjoys a triple aspect with uPVC double glazed windows and French doors opening onto the garden. A separate snug also benefits from dual aspect windows.

The heart of the home is the impressive open-plan dining kitchen. The dining area includes a stylish radiator, a uPVC double glazed window and aluminium bi-folding doors leading to the beautifully landscaped, south-westerly facing garden. The kitchen is fitted with cream gloss units, wood-effect worktops, a stainless steel sink, tiled surrounds, and a range of integrated appliances including a gas hob, extractor, oven, dishwasher, fridge, freezer, and wall-mounted gas boiler.

Upstairs, the semi-galleried landing offers access to a partially boarded loft and leads to four bedrooms and the family bathroom. The primary bedroom enjoys dual aspect windows and a stylish contemporary en-suite with a double shower. Bedroom two also benefits from a dual aspect, while bedrooms three and four are well-proportioned and served by a well-appointed contemporary bathroom with a panelled bath and integrated shower.

The property is set back behind neat hedging with a timber gate leading to the front entrance. A tandem driveway provides ample off-road parking and there is also an EV charger on the driveway.

The driveway leads to the former garage that has been converted into a superb detached home office studio. This room offers a spacious and useful space with power, light, wood effect flooring and front and side windows and side access door.

The rear garden has been thoughtfully landscaped to create an ideal entertaining space, featuring a decked and stone patio area, shaped lawn, well-stocked borders, quality timber shed, and outdoor lighting — all enjoying a sunny south-westerly aspect.





CURRAN BIRDS + CO

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.

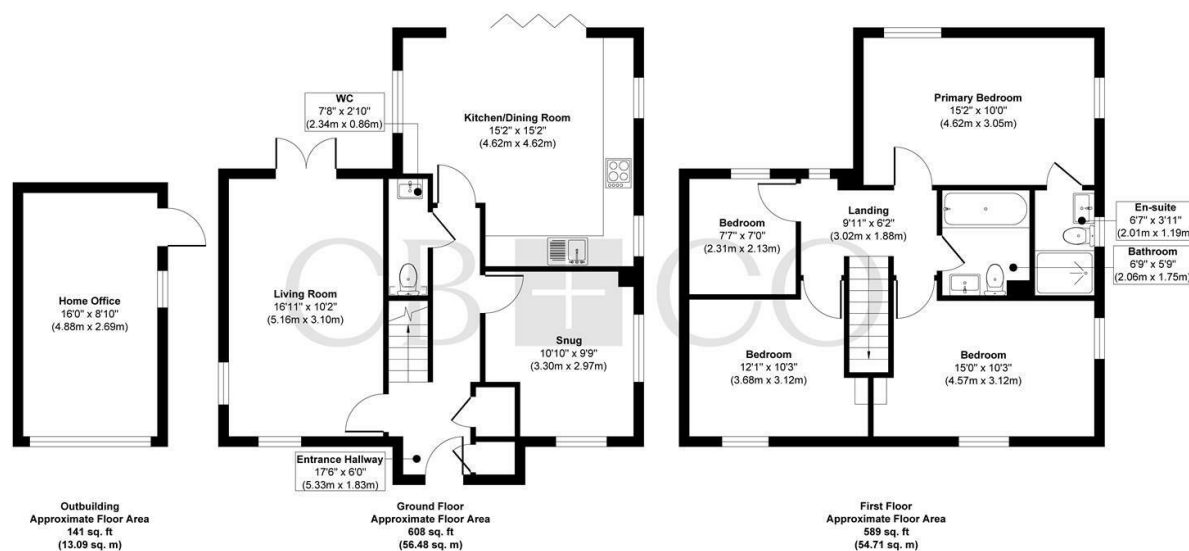
The location is well-suited for commuters working at Rolls-Royce and Derby Royal Hospital. For leisure, Mercia Marina is close by, providing a popular spot for shopping, dining, and canal walks.







Croft Way, Highfields, Littleover, Derby



Approx. Gross Internal Floor Area 1338 sq. ft / 124.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Stylish Barratt Built Detached Family Home
- Delightful Corner Plot Position - Popular Highfields Development
- Beautifully Presented - Ideal Family Home
- Built in 2019 - NHBC Guarantee Remaining
- Entrance Hallway, WC, Living Room & Snug
- Superb Dining Kitchen with Bi-Folding Doors Giving Access to Rear Garden
- Four Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Superb Detached Home Office/Studio - Converted Garage
- South West Facing Rear Garden - Beautifully Landscaped
- Close to Open Countryside & Excellent Local Amenities

Size

Approx 1338.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

D

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved