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Oak Crescent, Littleover DE23

3BR

£270,000





# CURRAN BIRDS + CO

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



**STUNNING GARDENS - EXTENSIVE CORNER PLOT** – A traditional, three bedroom bay fronted semi-detached home with a most generous corner plot and extensive landscaped rear gardens, situated in a quiet cul-de-sac within this highly sought after location close to local Parkland and Littleover Village and its excellent range of local amenities.

This well presented home offers a well planned layout that features: entrance hallway, stylish lounge with bay window to the front and a log burner, useful understairs storage and spacious dining kitchen at the rear. Upstairs, the first floor landing leads to three well proportioned bedrooms and bathroom.

Outside, the property benefits from a most deceptive corner plot position. There is a driveway to the front with parking for two cars and gated access leading through to the stunning mature landscaped garden plot with extensive lawned areas, raised level paved patio and a covered timber decked seating area.









#### The Detail

This attractive bay-fronted semi-detached property occupies a prime corner plot at the end of a quiet cul-de-sac, providing excellent outdoor space with extensive mature landscaped gardens.

A composite paneled front door opens into the entrance hallway laid with oak-effect flooring, which flows through to the spacious lounge. This stylish lounge has a continuation of the oak-effect flooring and a beautiful feature fireplace with oak detail, granite hearth and a cast iron log burner. There is also a large bay window to the front and door access to a useful understairs storage cupboard and sliding engineered oak door leading to the dining kitchen at the rear.

The kitchen features white paneled units with contrasting black handles and roll edged laminated worktops. Integrated appliances include an electric oven and gas hob with stainless steel canopy, while space is provided for both a washing machine and slimline dishwasher. The oak-effect flooring continues here, complemented by ceramic tile splashbacks and dual aspect windows and rear door leading to the timber decked seating area with canopy.

Upstairs are three bedrooms, including a front-facing primary bedroom and two rear bedrooms, one with built-in storage. The bathroom is finished in travertine-effect ceramic tiling and fitted with a white three-piece suite with shower above the bath.

Outside, the enclosed rear garden includes two generous lawned sections, generous raised level patio to the side and the covered timber decked seating area to the rear and a timber framed shed.









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### The Location

Oak Crescent is set in a quiet residential pocket of Littleover, a highly regarded suburb just southwest of Derby City Centre.

Local life is supported by an excellent mix of independent and high street amenities. Littleover Village offers popular cafés and public houses including the White Swan and Half Moon both providing a friendly local pub atmosphere. There is also a selection of local shops, supermarkets and a petrol station.

Local recreational facilities nearby include King George V playing fields, Sunnydale Park, Mickelover Golf Course and Littleover Tennis Club.

Families will appreciate being within the catchment for Derby Moor Academy, with other reputable primary and secondary schools nearby.

Commuters benefit from swift access to the A38 and A50, while key employers such as Rolls-Royce, Royal Derby Hospital and the University of Derby are all a short drive away.





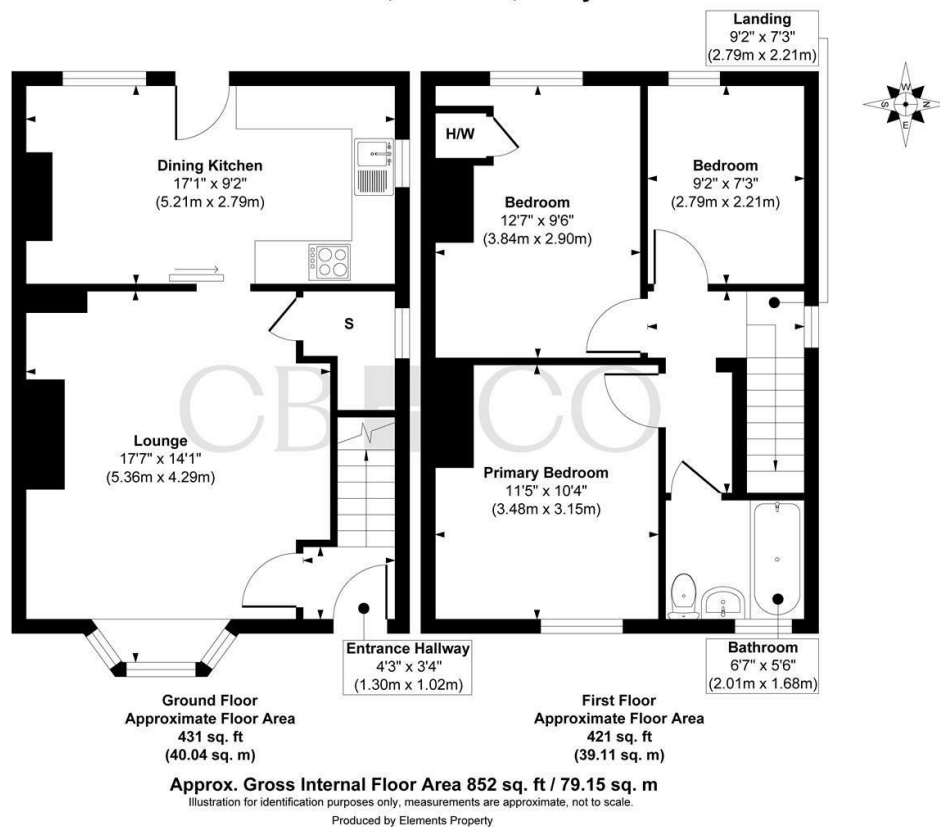








## Oak Crescent, Littleover, Derby



## The Particulars

- Traditional Bay Fronted Semi-Detached Home
- Generous Corner Plot - Extensive Mature Landscaped Gardens
- Ideal Home for Young Family or First Time Buyers
- Well Presented Accommodation - Gas Central Heating & Double Glazing
- Entrance Hallway, Stylish Lounge with Bay Window & Log Burner
- Spacious Dining Kitchen opens out onto Covered Decked Seating Area
- Three Well Proportioned Bedrooms & Bathroom
- Set in Delightful Cul-de-Sac Position - Driveway for Two Cars
- Derby Moor Academy Catchment Area
- Close to Excellent Local Amenities & Parkland

### Size

Approx 862.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band



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Let's *Talk*

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