

CURRAN  
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CO



The Hollow  
Littleover, Derby  
£425,000





CURRAN BIRDS + CO

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



EXTENDED CHARACTER HOME - A most attractive three bedroom detached home of style and character, offering spacious room proportions and generous mature plot and set within this highly sought after location close to local Parkland and Littleover Village and its excellent range of local amenities.

This beautifully maintained three-bedroom detached residence offers many character features and the well proportioned layout offers an entrance hallway with access to a contemporary wc, dining room and a stylish lounge with access to a spacious conservatory. There is a well appointed kitchen and to the side of the property there is a tandem garage which is currently being used as a games room/workshop. The first floor landing provides access to to three bedrooms and a family bathroom.

Outside, the property stands on a generous plot, set back from the road with a driveway and front garden area. The generous private and mature rear garden has a paved patio, generous lawn and a good sized detached workshop/store.









### The Detail

Step into a welcoming entrance hallway where original features add a sense of character from the outset. The hallway gives access to a downstairs wc, lounge, dining room and kitchen. The lounge and dining room both offer feature fireplaces and ample natural light – providing versatile space for relaxing or entertaining. The kitchen is fitted with a range of cabinetry, integrated appliances, and thoughtful lighting, and opens into a spacious conservatory that spans the rear of the property is accessed off the lounge. There is a side extension that was a tandem double garage and is currently utilised as a games room and workshop.

Upstairs, three well-proportioned bedrooms include two sizeable double bedrooms. The family bathroom features a vanity unit, bath with shower over, and contemporary fittings.

Outside, the property stands on generous plot in this delightful elevated position set back from the road with a driveway for multiple vehicles and a pond feature.

The generous private mature rear garden is predominantly lawned with a patio area and side access to the games room and there is also good sized detached garage/workshop. This property also offers exciting potential for extension (subject to necessary planning consent being obtained)









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### The Location

The Hollow is ideally situated in Littleover, a vibrant and thriving area known for its strong sense of community and excellent range of local amenities. Residents will appreciate the easy access to independent shops, cosy cafes, and a variety of nearby supermarkets, alongside a local petrol station for everyday essentials. The area is well-connected by regular bus routes, with convenient access to major road networks, ensuring travel is straightforward and hassle-free.

The property falls within the catchment areas for Derby Moor Academy, St Peters Junior School and Carlyle Infant School all located within walking distance.

The proximity of the Royal Derby Hospital offers added peace of mind, while nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature. Additionally, the village atmosphere of Littleover, with its local pubs and cafes, adds to the charm, making it an ideal place to live for those seeking both convenience and a welcoming community.





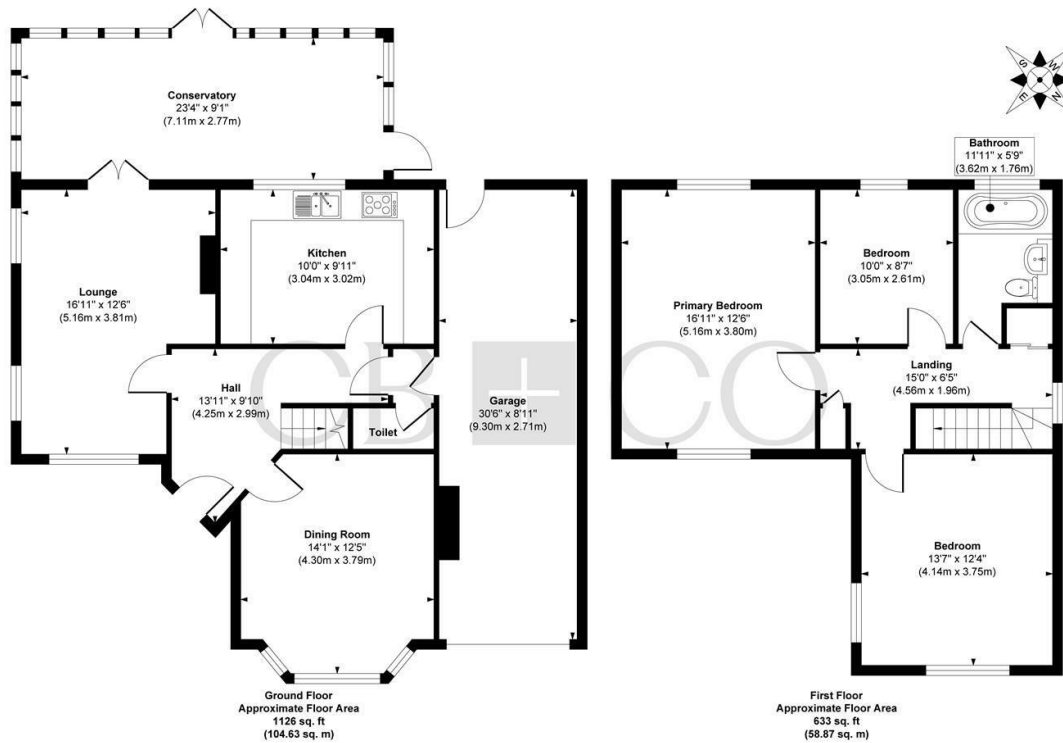








## The Hollow, Littleover, Derby



**Approx. Gross Internal Floor Area 1759 sq. ft / 163.50 sq. m**

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

## The Particulars

- Character Extended Three Bedroom Detached Home
- Desirable Location - Ideal Family Home
- Entrance Hallway, WC & Well Appointed Kitchen
- Beautiful Lounge, Dining Room & Spacious Conservatory
- Three Double Bedrooms & Bathroom
- Generous Frontage, Driveway & Attached Tandem Garage/Games Room
- Generous Private Mature Rear Garden & Workshop/Store
- Close to Littleover Village Centre & Excellent Local Amenities,
- Derby Moor Academy & St Peter's Junior School Catchment
- No Chain Involved

### Size

Approx 1759.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

E



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Let's *Talk*

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