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78, DE23  
£285,000



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



SUPERB EXTENDED BUNGALOW - A beautifully presented and much improved three bedroom detached bungalow, set within this delightful tree-lined position just a short walk away from Littleover Village centre and excellent local shops and amenities. This property benefits from a generous side extension providing a most spacious primary bedroom with built in wardrobes and dressing area.

The property has been tastefully presented throughout and in brief comprises: entrance hallway, stylish lounge with open plan access to a light and airy garden room/dining area with views over the rear garden. The kitchen features contemporary white high-gloss units complemented by integrated appliances and there is a separate utility room. There are three well proportioned bedrooms and a contemporary shower room. The most spacious primary bedroom offers a most impressive space with built in wardrobes and dressing area.

Externally, the compact enclosed rear garden offers a low maintenance and easy to maintain outdoor space with paved patio area with steps leading down to a lower level gravelled area.





#### The Detail

Upon entering Brayfield Road, a spacious entrance hallway with oak effect flooring provides immediate access to all principal rooms and includes a built-in cloaks cupboard, loft access, and central heating controls.

The lounge features an attractive marble fireplace with a gas fire inset, a central heating radiator, TV points, and access to the garden room/dining room. This room, constructed in brick and glass with a double-glazed glass roof and French doors opening onto the rear garden, is flooded with natural light and benefits from tiled flooring and central heating.

The kitchen is fitted with white high-gloss units paired with chrome handles and a granite effect laminated work surface. It includes a composite sink, AEG integrated appliances such as an electric oven, grill, gas hob, extractor, dishwasher, and fridge-freezer, as well as a mini breakfast bar. Adjacent is a utility room offering practical storage, space for laundry appliances, and garden access.

The hallway also provides access to three bedrooms and shower room. The most spacious primary bedroom has a dual aspect with bay window to the front and window to the rear, oak effect built-in wardrobes, bedside units and there is a dressing area with built-in dressing table. The second bedroom is also a spacious double bedroom benefits from a bay window. The third bedroom also has an aspect to the front. The contemporary shower room is well appointed with a white low-level wc, vanity unit with ceramic basin, walk-in shower with sliding glazed door, tiled walls and floor and a central heating radiator.

Externally, the front provides low-maintenance garden space with tarmac and block-paved parking. The rear garden features a paved patio area leading to a lower garden level with gravelled beds and is enclosed by timber fence and composite panel boundaries, with an outside cold water tap adding to convenience.





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### The Location

Brayfield Road lies in the heart of Littleover, and enjoys a prime location close to an array of amenities. The village offers independent shops, cafes and pubs. Nearby, you'll find Insomnia Coffee Shop, Zanfish Fish & Chip Shop, and a local petrol station with a convenience store.

For professionals, the property is within easy reach of Rolls-Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Transport links are excellent, with regular bus services and easy access to the A38 and A50. Littleover combines a village feel with modern convenience, making it an ideal place to call home.

For recreation, local attractions include the King George V playing fields and Littleover Tennis Club, providing ample options for outdoor activities. For golf enthusiasts, Mickleover Golf Club is also nearby, offering superb facilities, lush fairways, and a welcoming clubhouse for social events, adding to the appeal of this vibrant, well-connected village surrounded by green spaces.

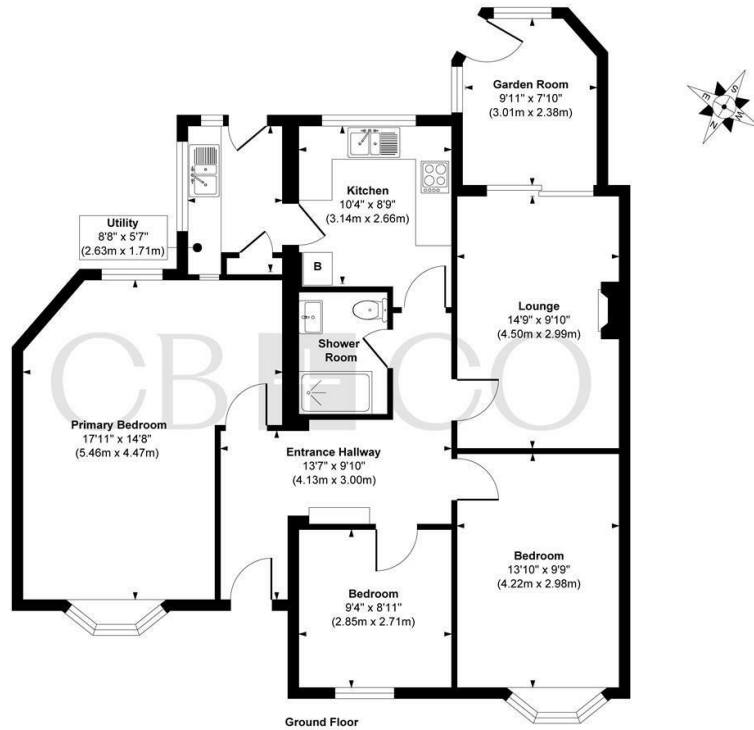








**Brayfield Road, Littleover, Derby**



**Approx. Gross Internal Floor Area 1047 sq. ft / 97.30 sq. m**

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

## The Particulars

- Spacious Extended Three Bedroom Detached Bungalow
- Delightful Tree-Lined Position close to Littleover Village
- Much Improved Bungalow & Beautifully Presented
- Entrance Hallway, Lounge with Open Plan Garden Room/Dining Area
- Contemporary Kitchen with Integrated Appliances & Separate Utility Room
- Three Bedrooms & Contemporary Shower Room
- Most Spacious Primary Bedroom with Dressing Area
- Delightful South Facing Rear Garden - Compact & Low Maintenance
- Driveway with Low Maintenance Frontage
- No Chain Involved

### Size

Approx 1047.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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*Let's Talk*

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