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Constable Lane  
Littleover, Derby  
Offers in the excess of: £270,000



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

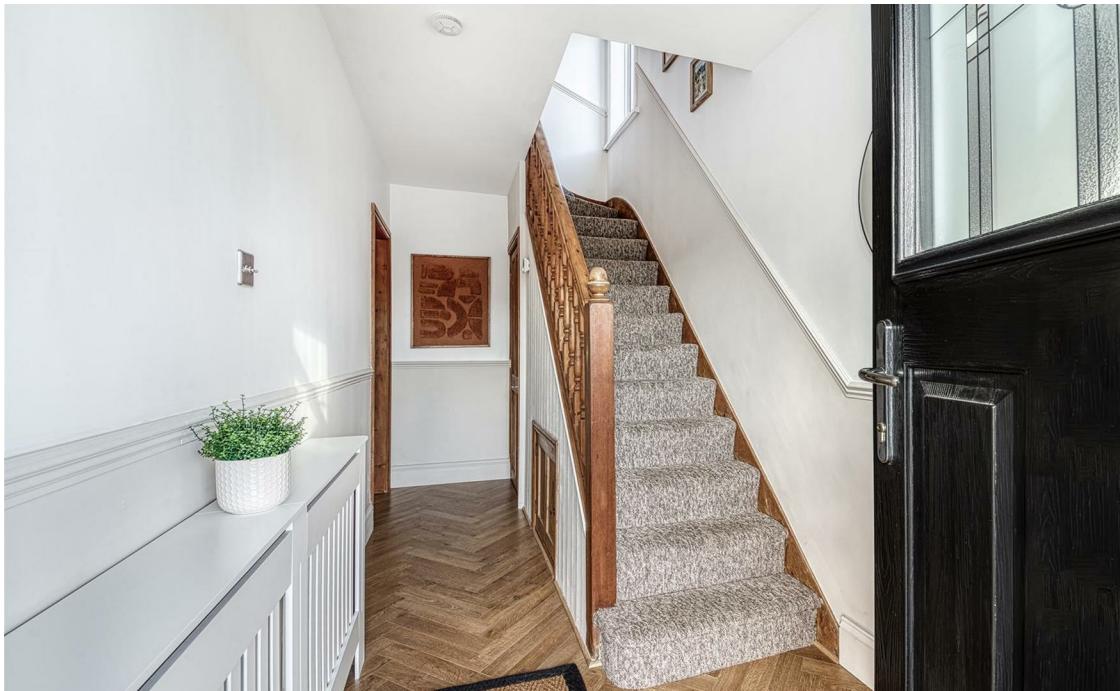


LITTLEOVER SCHOOL & WREN PARK PRIMARY SCHOOL CATCHMENT – A beautifully presented and improved 1930s bay-fronted semi-detached home, featuring a superb open-plan dining kitchen. The property is situated in this highly convenient location, just a short walk from Derby Royal Hospital, and offers easy access to excellent amenities in both Littleover and Mickleover.

The accommodation comprises an entrance hallway, a stylish lounge with bay window and double doors opening into the impressive open-plan dining kitchen, which in turn leads to a conservatory. To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a full-width driveway to the front, with gated access leading to an enclosed, low-maintenance rear garden featuring a block-paved patio and artificial lawn. There is also a generously sized brick-built store/workshop.





#### The Detail

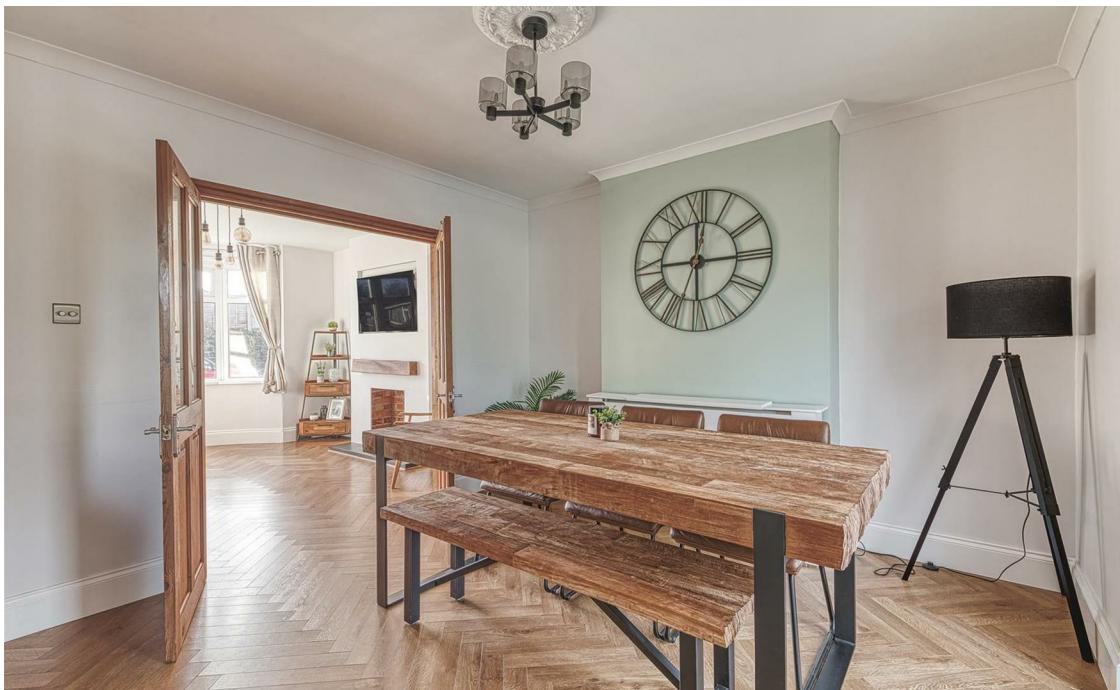
The property is accessed via a composite panelled entrance door into a welcoming hallway, finished with herringbone oak-effect laminate flooring. The hallway provides access to useful understairs storage housing the Worcester Bosch combination boiler and consumer unit, with the staircase rising to the first floor.

To the rear, a well-proportioned dining area flows into the kitchen, creating a practical and sociable layout. The kitchen is fitted with cream-fronted units with brushed stainless steel handles, complemented by metro-style tiled splashbacks and a ceramic sink with swan-neck mixer tap. Integrated appliances include a stainless steel oven, gas hob with extractor, low-level fridge, and space for a washing machine. A rear window provides natural light, while French doors from the dining area open into the conservatory.

The living room is positioned to the front and features herringbone flooring, a bay window, and a recessed fireplace with slate hearth and oak beam forming an attractive focal point. The conservatory offers a versatile additional reception space with tiled flooring, double-glazed windows, and French doors opening onto the rear patio.

The first floor landing leads to three bedrooms and the family bathroom. The primary bedroom benefits from a bay window, the second overlooks the rear garden with built-in wardrobes, and the third offers flexibility as a home office or nursery. The bathroom is appointed with a contemporary white suite including a P-shaped bath with curved glass screen, rain shower, vanity unit, and chrome heated towel rail.

Outside, the property benefits from a full-width driveway and a well-arranged rear garden with patio seating, artificial lawn, and a brick-built outbuilding with power and lighting.







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## The Location

Constable Lane is ideally positioned offering excellent access to local amenities and transport links. The property is within the noted Littleover School and Wren Park Primary School catchment areas. The property is also located just a short distance from the Royal Derby Hospital, making it an ideal spot for families and healthcare professionals. Littleover village is a vibrant area, featuring independent shops, cosy cafés, and traditional pubs, alongside essential services like supermarkets and a post office.

For leisure, Mickleover Golf Club offers a beautifully maintained course, perfect for golf lovers. The popular Insomnia coffee shop is nearby, ideal for a relaxing coffee in a welcoming atmosphere. Commuters will appreciate the quick access to the A38 and A50, providing convenient routes to Derby city centre and beyond. This location offers a perfect blend of convenience and lifestyle, making it ideal for both families and professionals alike.

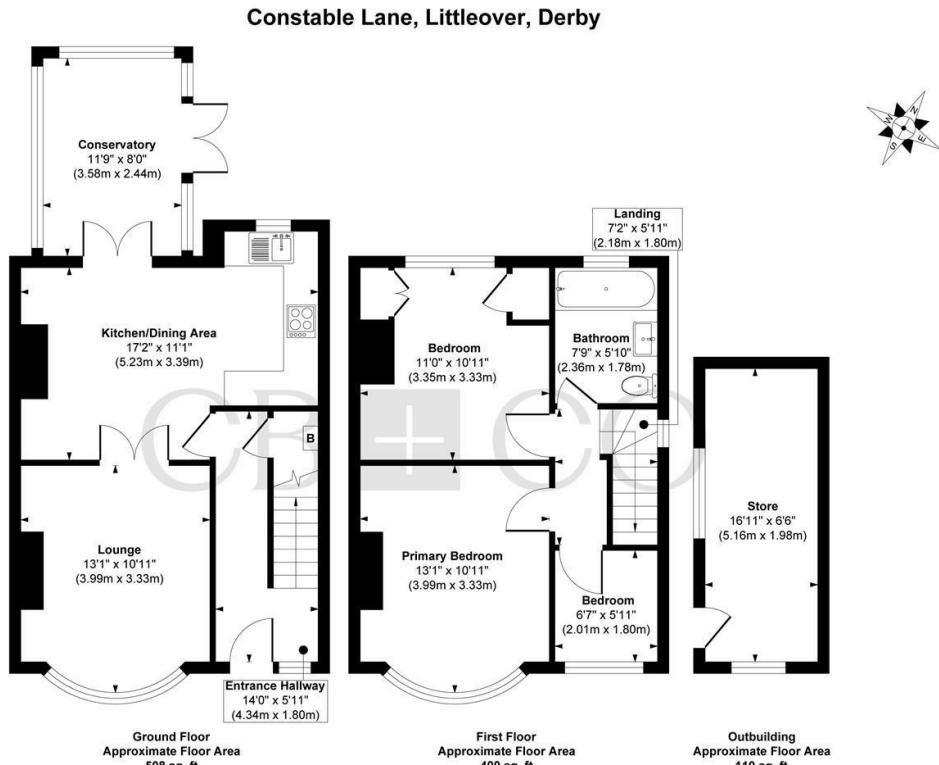






## The *Particulars*

- Beautifully Presented 1930's Style Semi-Detached Home
- Littleover School & Wren Park School Catchment
- Just a Short Walking Distance from the Royal Derby Hospital
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Stylish Living Room with Bay Window
- Superb Open Plan Dining Kitchen & Conservatory
- Three Bedrooms & Contemporary Dining Kitchen
- Driveway, Low Maintenance Landscaped Rear Garden & Store/Workshop
- Easy Access to Derby City Centre & Kingsway Retail Park
- Close to Excellent Local Amenities in Littleover & Mickleover



### Size

Approx 908.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

B

# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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