



GORSEHILL GROVE, LITTLEOVER, DERBY

PRICE £425,000

4 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO GORSEHILL GROVE

LITTLEOVER SCHOOL CATCHMENT AREA - A beautifully appointed and improved four bedroom detached family home with stunning contemporary open plan dining kitchen, located in this delightful cul-de-sac position in the highly sought after Heatherton village. This property offers tastefully presented neutral themed accommodation and would be ideally suited to the growing family.

The accommodation in brief comprises: entrance hallway, downstairs wc, lounge with bay window and from the hallway there is open plan access to the stunning full width open plan living dining kitchen and a separate utility room. Upstairs, the first floor landing leads to four well proportioned bedrooms and bathroom. The spacious primary bedroom also has an en-suite shower room.

Externally, the property is set back from the road behind a block-paved driveway, providing ample off-road parking and access to the integral single garage. To the rear is a good-sized enclosed rear garden with patio, shaped lawn and planting borders.

THE DETAIL

A contemporary composite entrance door opens into a bright and welcoming hallway featuring attractive herringbone-style wood effect flooring, a staircase to the first floor, and access to both the lounge and impressive open-plan kitchen/dining area. The spacious lounge enjoys a bay window to the front elevation, complemented by a feature fireplace with a marble surround and a coal-effect living flame gas fire, creating a warm and inviting focal point.

The heart of the home is the stunning open-plan kitchen and dining space, beautifully fitted with navy panelled units, antique brass effect handles, marble-effect worktops, a Belfast sink with gold swan-neck tap, and an excellent range of integrated appliances including an electric oven, microwave, induction hob, fridge freezer, and two integrated dishwashers. French doors from both the kitchen and dining area flood the room with natural light and provide seamless access to the rear garden. A matching utility room offers additional storage, appliance space and access to a convenient ground floor WC.

Upstairs, the generous landing leads to four well-proportioned bedrooms. The spacious primary bedroom benefits from a bay window and a private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom featuring a mains-fed rainfall shower over the bath.

Outside, the property enjoys a full-width block paved driveway leading to an integral garage. To the rear, the landscaped garden has been designed for both relaxation and entertaining, with paved seating areas, a shaped lawn, well-stocked borders and enclosed fencing providing an attractive and private outdoor space.

CB+CO





The Location

Gorsehill Grove is situated in the sought-after Heatherton Village area, set in the desirable suburb of Littleover known for its strong sense of community and excellent local amenities.

Heatherton Village offers a Doctors surgery, local Church and a parade of shops including a supermarket, pharmacy and Zanfish fish and chip shop. There is also the popular Hollybrook Tavern Pub and Bollywood Indian Restaurant. Littleover Village Centre also provides independent shops, cafes, pubs, and convenient services, enhancing the area's appeal.

The property is within the catchment area for the highly regarded Littleover School. Private education is also available close by with the property being located within a short walking distance of Derby Grammar School and also within easy access of Derby High School.

Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Littleover also offers recreational facilities, green spaces, and a range of dining options, ensuring a lifestyle that blends convenience with comfort.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





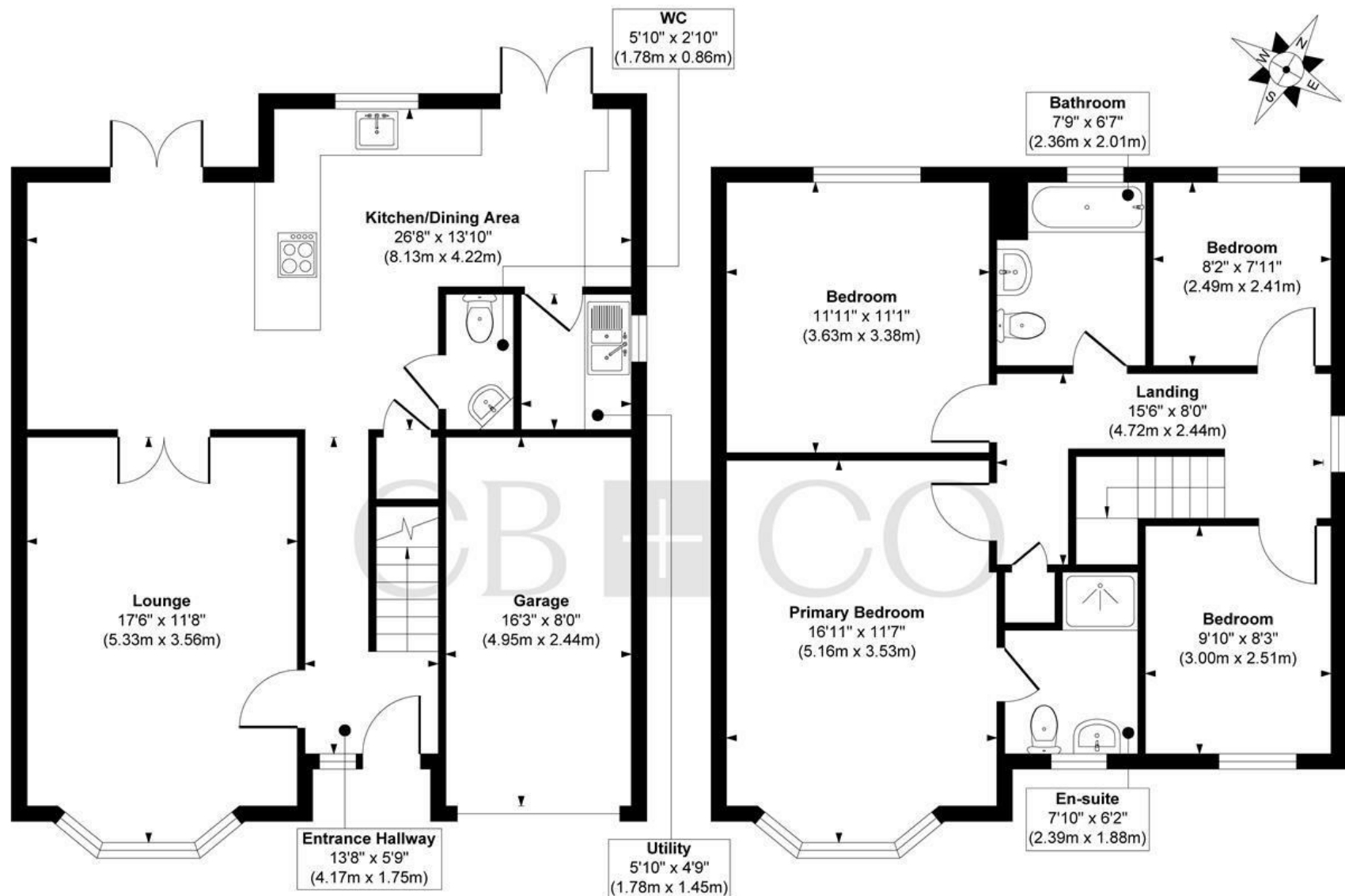








Gorsehill Grove, Heatherton Village, Littleover, Derby



Ground Floor
 Approximate Floor Area
 745 sq. ft
 (69.21 sq. m)

First Floor
 Approximate Floor Area
 678 sq. ft
 (62.98 sq. m)

Approx. Gross Internal Floor Area 1423 sq. ft / 132.19 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PARTICULARS

APPROX

1423.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

D

- Modern Four Bedroom 'Miller' Built Detached Family Home
- Littleover School Catchment Area
- Delightful Cul-de-Sac Position with Heatherton Village
- Tasteful Neutral Presentation Throughout
- Entrance Hallway, Downstairs WC, Utility Room & Lounge with Bay Window
- Superb Open Plan Contemporary Dining Kitchen with Integrated Appliances
- Four Bedrooms & Bathroom, Spacious Primary Bedroom with En-Suite Shower Room
- Full Width Block Paved Driveway & Single Integral Garage
- Landscaped Enclosed Rear Garden
- Close to Excellent Local Shops, Amenities & Parkland

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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