



VALLEY ROAD, LITTLEOVER

PRICE £290,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO VALLEY ROAD

NO CHAIN, LITTLEOVER COMMUNITY SCHOOL CATCHMENT - Occupying a substantial plot within a highly regarded residential area of Littleover, this attractive bay-fronted semi-detached home offers excellent space both inside and out. Providing three bedrooms, an additional attic room, generous reception space and a large private rear garden, the property is ideally suited to growing families and those seeking versatile accommodation.

The well-proportioned interior includes a welcoming entrance hallway, an open-plan lounge and dining area, and a layout designed for everyday family living. Sliding doors provide a direct connection to the rear decking and garden beyond, creating an enjoyable space for entertaining and relaxation.

Further benefits include a detached garage, covered carport, off-road parking, ground floor WC and fitted storage to the principal bedrooms.

THE DETAIL

The Detail

Entering through the entrance porch, the property opens into a welcoming hallway featuring a stained-glass window and providing access to the main ground floor rooms, staircase to the first floor and a useful ground floor WC.

The main living space is formed by a spacious open-plan lounge and dining room, extending from the bay-fronted sitting area at the front through to the dining space overlooking the rear garden. The bay window allows excellent natural light to fill the room, while sliding patio doors provide direct access onto the raised decking, creating an ideal setting for everyday family living and social gatherings.

Positioned at the rear of the property, the kitchen is fitted with a range of matching wall and base units complemented by work surfaces, a stainless steel sink and drainer, integrated oven, gas hob and heated towel radiator.

The first floor landing leads to three bedrooms. The principal bedroom enjoys a bay window and fitted mirrored wardrobes, while the second double bedroom also benefits from fitted mirrored wardrobes. The third bedroom provides versatile accommodation and would be ideal as a child's bedroom or study. The shower room is fitted with a shower cubicle, wash hand basin and WC.

A staircase rises from the landing to a useful attic room, providing valuable additional space together with further storage options.

CB+CO





Outside, the property occupies a generous plot. A raised decking area immediately adjoins the house, with steps leading down to a substantial lawned garden offering a good degree of privacy. The two-tier arrangement creates separate areas for outdoor dining, relaxation and family enjoyment. To the side, a covered carport provides sheltered parking and access through to a detached garage, offering further storage and secure parking options.

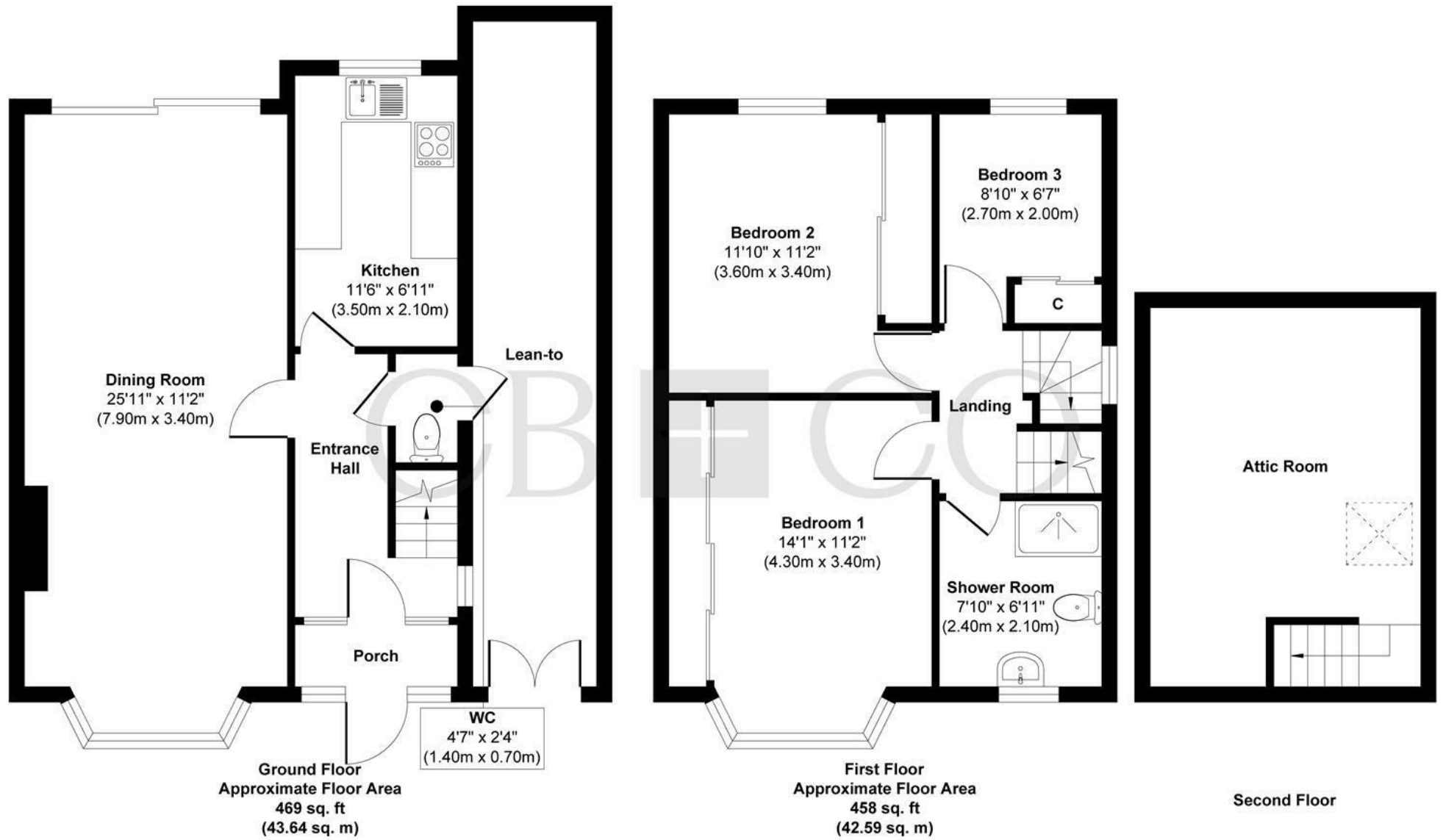
Within walking distance is Littleover Village, offering a range of shops, cafés, pubs and everyday amenities. The area is well served by several nearby primary schools, making it a popular choice for families. The property is also conveniently positioned for Rolls-Royce, Royal Derby Hospital and Derby city centre. For those who enjoy sport and outdoor recreation, a local tennis club, cricket club and park are all located close by.







Valley Road



Approx. Gross Internal Floor Area 927 sq. ft / 86.23 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

- Bay-Fronted Semi-Detached Family Home
- Three Bedrooms With Fitted Wardrobes
- Useful Attic Room, Excellent For Additional Storage
- Open-Plan Lounge And Dining Room
- Bay Window To The Lounge, Feature Stainedglass Window In Hallway
- Ground Floor WC
- Covered Carport And Detached Garage
- Large Private Two-Tier Rear Garden With Decking
- No Chain
- Littleover School Catchment

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
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