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Merion Grove  
Littleover, Derby  
£700,000



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



LITTLEOVER SCHOOL CATCHMENT AREA - An outstanding four-bedroom, three-storey detached residence, occupying a slightly elevated position with views towards Mickleover Golf Course. The property is set within a desirable cul-de-sac off Pastures Hill in the sought-after residential suburb of Littleover. This most spacious and versatile property was originally built to a five-bedroom layout but it has been thoughtfully reconfigured to a four bedroom layout and has been beautifully upgraded over recent years by the current vendors.

A most spacious and versatile home providing over 2400 square feet of floor area over three floors. The property in brief comprises: entrance hallway, downstairs wc, utility room, family room, gym/storage area, well appointed dining kitchen and side hallway. The first floor landing leads to a spacious living room with balcony, separate wc, study/bedroom and superb primary bedroom suite with open plan dressing area and en-suite. The second floor landing gives access to two further generous double bedrooms, contemporary bathroom and en-suite.

Outside, the property occupies a slightly elevated position with outstanding views towards Mickleover Golf Course. To the front there is a generous block-paved driveway leading to a single integral garage. To the rear is an enclosed, tiered and landscaped south-facing garden, complete with a hot tub and gazebo.





## The Detail

Originally constructed by Messrs William Davis Homes in 2001 as a five-bedroom property and finished to an impressive specification, this home has been maintained to an immaculate standard and has been thoughtfully upgraded and reconfigured by the current owners.

The property benefits from gas central heating and double glazing, and the accommodation briefly comprises, on the ground floor: an open entrance porch, entrance hallway, downstairs WC, utility room, and a family room with access to a storage area and gym. There is also a beautifully appointed dining kitchen fitted with a range of oak-fronted units, granite work surfaces, and a selection of quality integrated appliances. A charming bay window to the front enjoys delightful views over the golf course, and there is access to a side porch which leads to the rear garden.

The first-floor landing leads to a spacious living room with a balcony enjoying stunning elevated views over the golf course. This floor also provides access to bedroom four, which could alternatively be used as a study, along with a separate WC. The stylish principal bedroom suite completes the first-floor accommodation and features a bespoke, high-specification dressing room designed and installed by Neville Johnson, together with a contemporary en-suite shower room.

The second-floor landing incorporates a mezzanine seating area and provides access to two further double bedrooms, both benefiting from generous eaves storage and fitted wardrobes. There is also a contemporary family bathroom and an additional en-suite shower room accessed from bedroom two.

Externally, the property occupies a delightful cul-de-sac position in a slightly elevated setting, enjoying outstanding views towards Mickleover Golf Course. To the front there is a generous block-paved driveway providing ample off-road parking and leading to a single integral garage.

To the rear there is a delightful, private and enclosed south-facing garden arranged over tiered levels. This includes an extensive paved patio with a timber-framed gazebo and hot tub, together with steps leading up to additional paved seating areas and lawned sections.







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## The Location

Located in a highly sought-after area of Littleover, this property sits within an exclusive cul-de-sac and enjoys views over Mickleover Golf Course.

The property falls within the catchment area for Littleover Community School and is also conveniently positioned close to well-regarded independent schools, including Derby High School and Derby Grammar School.

Just a short distance away is King George's Park, which offers open green space, a playground and sports facilities, making it ideal for families.

Nearby leisure amenities include Mickleover Golf Club and Littleover Tennis Club, both offering excellent facilities and active local memberships. Littleover Village is also within easy reach, providing a range of everyday amenities including a post office, Co-op supermarket, coffee shop and traditional pubs.

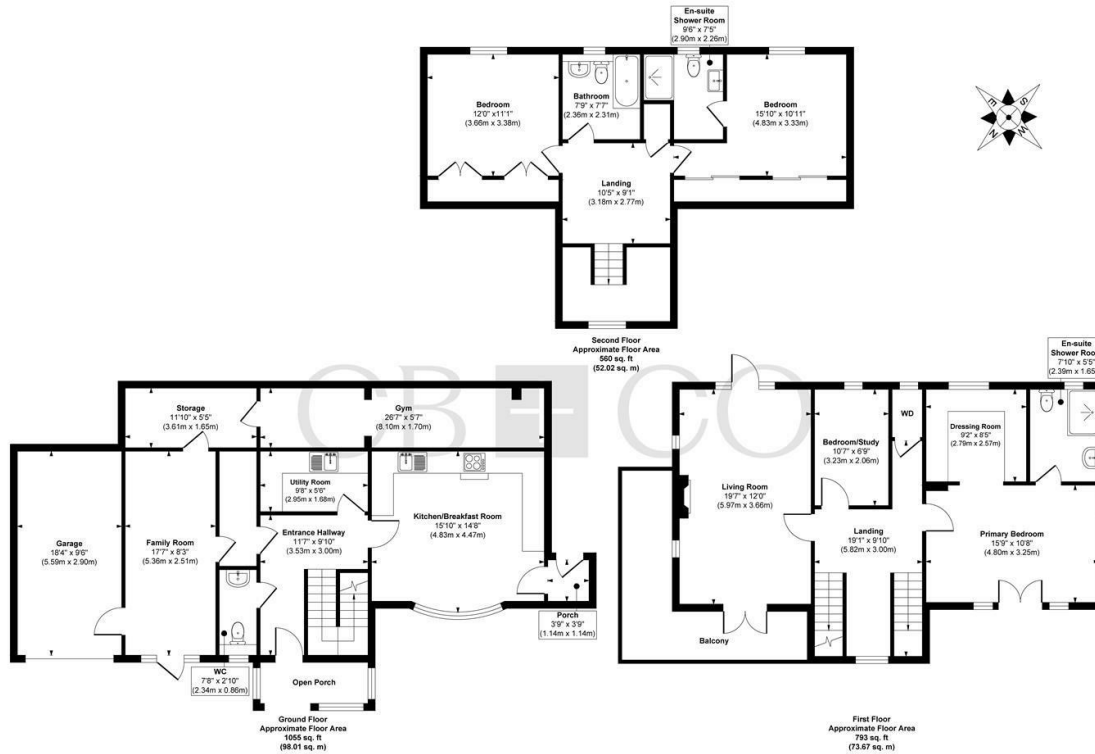
The Royal Derby Hospital is conveniently located nearby, making this an ideal setting for healthcare professionals. Excellent transport links provide straightforward access to Derby city centre, the A38, the A50 and other key commuter routes.







**Merion Grove, Littleover, Derby**



**Approx. Gross Internal Floor Area 2408 sq. ft / 223.70 sq. m (Including Garage)**

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

## The Particulars

- Most Spacious Four Bedroom Detached Family Home
- Littleover School Catchment & Close to Royal Derby Hospital
- Prestigious Cul-de-Sac Location with Views over Mickleover Golf Course
- Spacious & Versatile Three Storey Layout with Over 2400 Square Feet (Including Garage)
- Beautifully Appointed & Stylish Upgrades
- Entrance Hallway, WC, Utility Room, Breakfast Kitchen, Family Room, Gym & Store
- First Floor Living Room with Balcony & Study/Bedroom
- Stunning Primary Bedroom Suite with Bespoke Dressing Room & Contemporary En-Suite
- Second Floor - Two Generous Double Bedrooms, Contemporary Bathroom & En-Suite
- Generous Block Paved Driveway, Single Garage & South Facing Landscaped Gardens with Hot Tub

### Size

Approx 2408.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

G

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*Let's Talk*

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