

# PULBOROUGH GARDENS, LITTLEOVER, DERBY

PRICE £375,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



# WELCOME TO PULBOROUGH GARDENS

Situated within the ever-popular Heatherton Village, this attractive three-bedroom detached home enjoys a particularly private position at the head of a quiet cul-de-sac and is offered for sale with no onward chain. Beautifully presented throughout, the property combines a well-planned layout with a thoughtfully updated interior designed to suit modern family living.

The accommodation includes an open-plan lounge and dining room, a contemporary shaker-style kitchen with breakfast bar, and a bright conservatory overlooking the landscaped rear garden. A converted garage provides valuable additional living space, equally suited as a family room, home office or occasional bedroom, offering flexibility for a variety of lifestyles.

Outside, the property enjoys a generous frontage with parking for three vehicles, while the secluded rear garden backs directly onto mature woodland, creating a peaceful setting for relaxing and entertaining. Positioned within the highly regarded Littleover school catchment, this is an excellent opportunity to purchase a detached home in one of the area's most desirable residential locations.

# THE DETAIL

The Detail
A UPVC entrance door with frosted glazing opens into a welcoming hallway, where laminate flooring continues through the entrance space and engineered oak internal doors add a quality finish across the ground floor. The bay-fronted lounge provides a comfortable place to relax and flows effortlessly into the adjoining dining room, creating a well-designed open-plan living space that is equally suited to everyday family life and entertaining. Beyond, the conservatory features laminate flooring, a brick-built base and UPVC double glazed windows overlooking the rear garden, providing an enjoyable additional reception area filled with natural light.

The kitchen has been attractively refitted with timeless shaker-style cabinetry, complemented by tiled flooring, tiled splashbacks and generous work surfaces. A breakfast bar provides an informal dining area, while integrated Zanussi appliances include a Zanussi gas hob with cooker hood together with a Zanussi oven and grill. A one-and-a-half bowl sink with mixer tap, useful under-stair storage cupboard and adjoining utility room enhance practicality, with additional worktops, storage, plumbing for a washing machine and access to a ground floor WC featuring a vanity wash-hand basin.

Upstairs, the landing provides access to the loft space and an airing cupboard. The principal bedroom benefits from fitted wardrobes, additional over-stairs storage and a stylish en-suite featuring a thermostatic shower, contemporary tiling, a heated towel radiator, wash-hand basin and WC. Two further well-proportioned bedrooms each include built-in wardrobes, with the front-facing bedroom also featuring mirrored wardrobe doors, ensuring all three bedrooms offer excellent built-in storage.

CB+CO





The former garage has been thoughtfully converted to create a versatile additional reception room, offering flexibility as a family room, home office, playroom or occasional guest bedroom to suit a variety of requirements.

Outside, the property enjoys an impressive frontage with a lawned garden that is not overlooked, together with a tarmac driveway providing off-road parking for three vehicles. The landscaped rear garden has been designed to make the most of its private setting, incorporating a patio, raised decking, lawn, mature planting borders, side access, a garden shed, outside lighting, power points and an outside tap. Backing directly onto established woodland, it offers a peaceful setting with an excellent degree of privacy, creating an attractive space to relax or entertain throughout the year.

Heatherton Village is one of Derby's most sought-after residential locations, offering an excellent balance of convenience and community living. The property falls within the highly regarded Littleover school catchment, making it an appealing choice for families, while Derby High School and Derby Grammar School are also close by. Residents benefit from a local Co-op for everyday essentials, with Littleover Village just a short distance away, offering a wide selection of shops, cafés, restaurants and other amenities. The area also provides easy access to pleasant green spaces, leisure facilities, the Royal Derby Hospital and Derby city centre, making it a well-connected location that continues to prove popular with both families and professionals alike.

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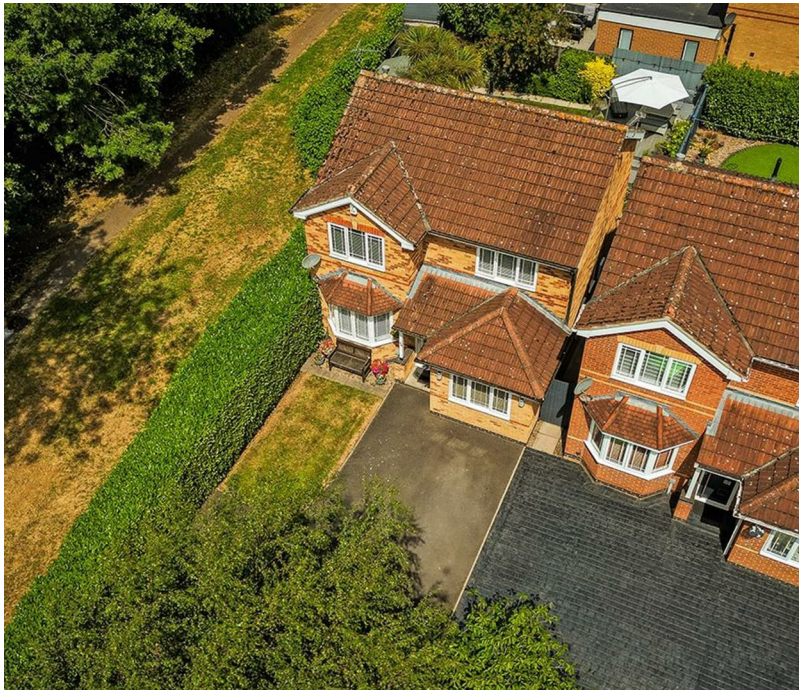






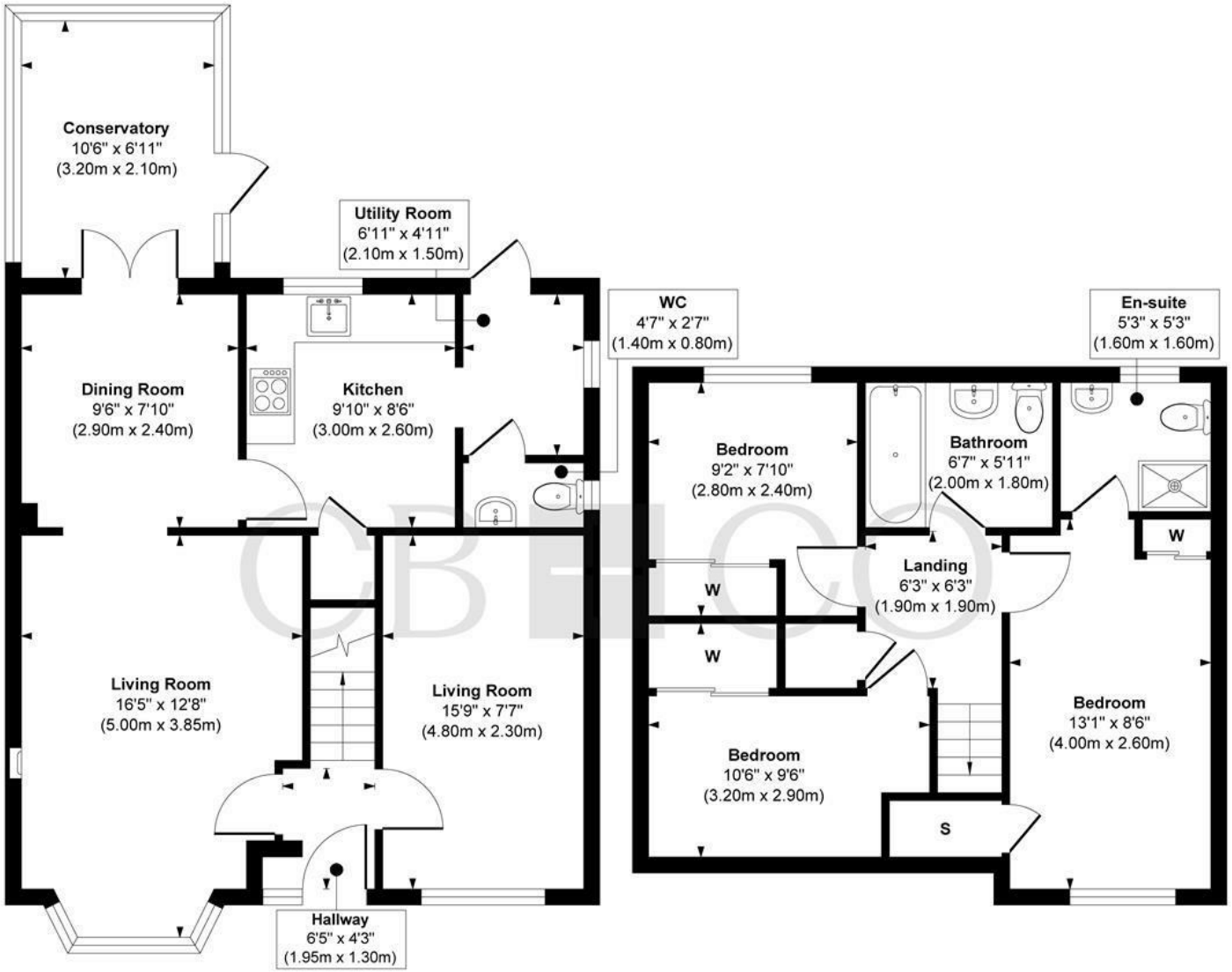








# Pulborough Gardens




**Ground Floor**
**Approximate Floor Area**
**656 sq. ft**
**(60.98 sq. m)**

**First Floor**
**Approximate Floor Area**
**455 sq. ft**
**(42.30 sq. m)**

## Approx. Gross Internal Floor Area 1111 sq. ft / 103.28 sq. m

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

Produced by Elements Property

# THE PARTICULARS

APPROX

1111.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

D

- Three Bedroom Detached Family Home In A Private Cul-De-Sac Position
- Offered For Sale With No Onward Chain
- Located Within The Highly Regarded Littleover School Catchment Area
- Converted Garage Providing A Flexible Family Room, Home Office Or Occasional Bedroom
- Open-Plan Lounge And Dining Room Ideal For Everyday Living
- Bright Conservatory Overlooking The Landscaped Rear Garden
- Modern Refitted Shaker-Style Kitchen With Breakfast Ba
- Separate Utility Room With Additional Storage And Ground Floor WC
- Private Landscaped Rear Garden With Patio, Raised Decking
- Tarmac Driveway Providing Off-Road Parking For Three Vehicles

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DARLEY ABBEY MILLS

THE MILLS

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Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

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