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23 Compton Way DE23 3XF
Offers In The Region of £440,000



CURRAN BIRDS + CO

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



A modern detached home positioned on a private driveway, Compton Way forms part of a well-regarded development in Littleover. Built by Barratt Homes to their Cambridge design, the property benefits from a tree-lined outlook, landscaped gardens, and a calm, residential setting.

The ground floor opens with a welcoming entrance hallway, complete with built-in storage and a guest WC. To the front of the property is a generous lounge featuring a bay window, while to the rear, an open plan kitchen and dining area creates a sociable, well-connected space with French doors leading directly out to the garden. The high-gloss kitchen is fitted with integrated appliances and connects through to a separate utility area with side access. A study positioned off the hallway provides a quiet space for work or reading.

Upstairs, the principal bedroom enjoys a bright dual aspect with three windows and a contemporary en-suite shower room. There are three further double bedrooms arranged around a spacious landing, along with a modern family bathroom fitted with a crystal-effect shower screen. Additional storage is available via an airing cupboard which houses the hot water cylinder.

Outside, the south-facing rear garden includes a spacious patio with designated seating areas, astroturf section behind the garage, and well-established planting beds. To the front, the storm porch adds a thoughtful touch of shelter and design continuity. The property also includes a garage with power, lighting and boarded loft space, as well as driveway parking for three vehicles.

Compton Way is well located for access to Littleover village amenities, including independent shops, cafes, and supermarkets. The area is popular with families due to its proximity to reputable schools and offers convenient routes to the Royal Derby Hospital, Rolls Royce, and main commuter links.

A well-planned, modern home in a private setting, offering a thoughtful layout and practical features for everyday living.





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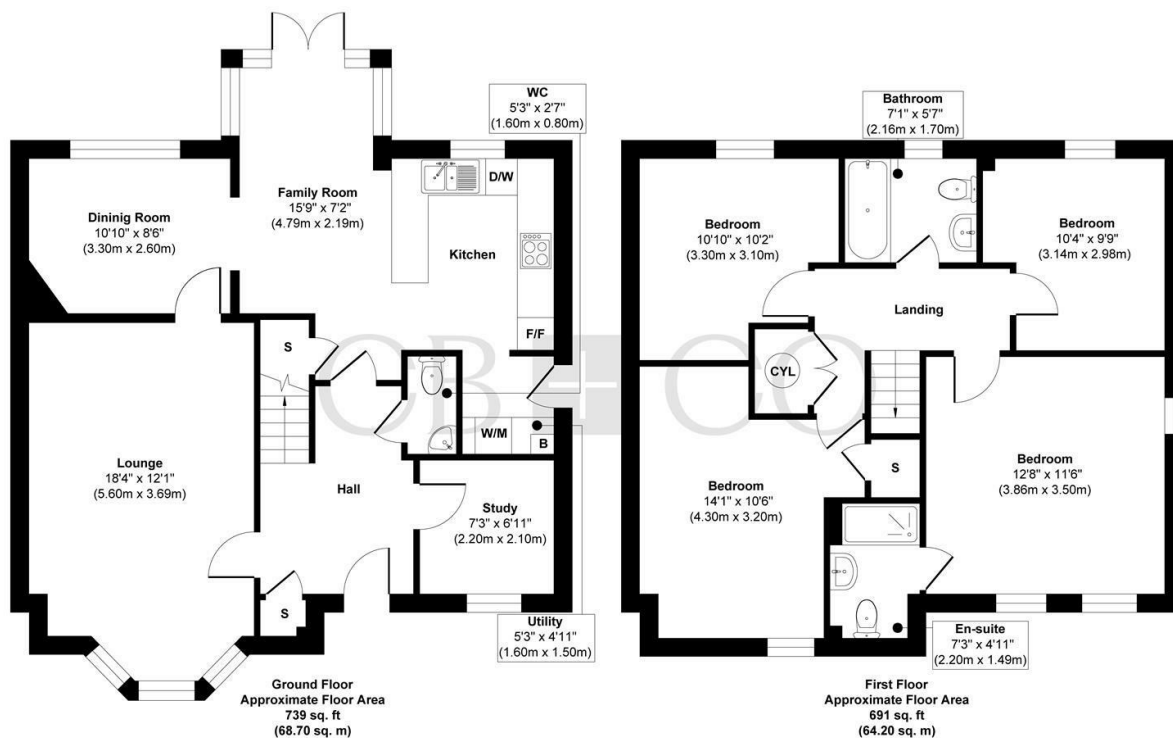
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23 Compton Way



Approx. Gross Internal Floor Area 1430 sq. ft / 132.90 sq. m

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

Produced by Elements Property

The Particulars

- Modern Detached Home Built By Barratt To Their Cambridge Design
- Positioned On A Private Driveway With A Tree-Lined Outlook
- Welcoming Entrance Hallway With Guest WC And Built-In Storage
- Generous Lounge Featuring A Bay Window To The Front
- Open Plan Kitchen And Dining Area With French Doors To Garden
- High-Gloss Kitchen With Integrated Appliances And Separate Utility
- Dedicated Study Offering A Quiet Work-From-Home Space
- Four Double Bedrooms Including A Dual Aspect Principal Suite With En Suite
- South-Facing Garden With Patio, Astroturf Area And Garage With Loft Storage
- Well Located For Littleover Amenities, Schools, And Major Employers

Size

Approx 1430.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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Let's *Talk*

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