


Valley Road

Littleover, Derby

Guide Price £295,000

CURRAN BIRDS + CO

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LITTLEOVER SCHOOL CATCHMENT - A beautifully presented traditional three bedroom, bay fronted semi-detached home with generous rear garden, set in the sought-after area of Littleover, perfect for young professionals or families. This home has been improved and maintained to a high standard and features a well maintained and stylish interior.

The accommodation includes: entrance hallway, stylish lounge with bay window, separate dining room/sitting room and contemporary kitchen. Upstairs, the first floor landing gives access to three bedrooms and bathroom.

Outside, the property offers a low maintenance gravelled foregarden and paved driveway to the side of the property with a continuation of the driveway to the side leading to a detached brick built garage. There is a most generous and beautifully landscaped private garden to the rear.








The Detail

The property opens into a welcoming entrance hall, featuring an obscure double-glazed window, a staircase to the first floor and a useful built-in storage cupboard. From here, there is access to the lounge, dining room/sitting room and kitchen.

The lounge benefits from a modern picture-frame style electric fireplace, engineered oak flooring and a box-style bay window to the front. To the rear, the dining room/sitting room features a contemporary fireplace with a wooden surround and an inset coal-effect living flame gas fire, along with a window overlooking the rear garden.

The kitchen is fitted with a range of wood-effect units, complemented by woodblock-style work surfaces and tiled splashbacks. Integrated appliances include an electric oven and a four-ring gas hob with extractor hood over, along with space and plumbing for a washing machine. There is also a window overlooking the rear garden and a door providing access outside.

Upstairs, there are three well-proportioned bedrooms including two generous double bedrooms. The bathroom is fitted with a modern white suite comprising a P-shaped bath with shower over, a low-flush WC and a wash hand basin, finished with stylish tiling and a heated towel rail.

Outside, the property offers a low-maintenance gravelled foregarden and a paved driveway to the side, which continues to a detached brick-built single garage with power and lighting. There is also a brick-built store/outbuilding and a particularly generous, beautifully landscaped private rear garden, featuring two lawned areas, a raised timber-decked seating area, a paved patio and a timber-framed shed.







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The Location

Valley Road is a quiet and established residential street in the heart of Littleover, one of Derby's most sought-after suburbs. The property is within walking distance of Littleover village, offering local shops, cafés, and everyday amenities. It falls within the catchment for the highly regarded Littleover Community School, making it particularly appealing for families.

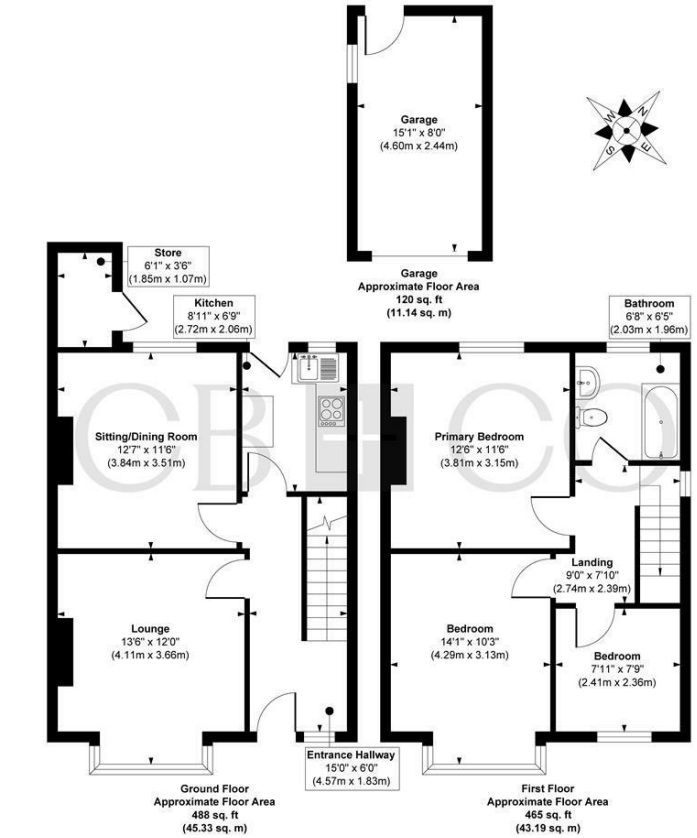
The location also provides convenient access to Derby Royal Hospital, Rolls-Royce, and Derby University. Nearby parks and green spaces further enhance the area's family-friendly feel, while a strong sense of community adds to its long-standing popularity.




TOMS



## Valley Road, Littleover, Derby




**Approx. Gross Internal Floor Area 1073 sq. ft / 99.66 sq. m (Including Garage)**

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

# The *Particulars*

- Beautifully Presented Three Bedroom Semi-Detached Home
- Littleover School Catchment Area
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway & Contemporary Kitchen
- Lounge with Bay Window & Sitting Room/Dining Room
- Three Bedrooms & Modern Bathroom
- Driveway, Single Detached Garage & Brick Built Store
- Generous Landscaped Rear Garden
- Easy Access to the Royal Derby Hospital
- Close to Excellent Local Shops & Amenities in Littleover Village

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*Size*

Approx 953.00 sq ft

*Energy Performance Certificate (EPC)*

Rating

*Council Tax Band*

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## Let's *Talk*

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