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Willson Road, Littleover  
£300,000



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



BEAUTIFULLY PRESENTED, BAY FRONTED THREE-STOREY HOME - This traditional bay-fronted semi-detached property offers an impressive blend of character and thoughtful modernisation, arranged across three well-designed levels.

The addition of a top-floor principal bedroom suite introduces a sense of privacy and refinement, while the ground floor provides sociable open-plan living complemented by a bright summer room, ideal for both everyday life and entertaining.

Generous outdoor space enhances the appeal, with landscaped gardens, multiple patio areas, and a detached garage. With off-road parking and a layout that adapts effortlessly to modern lifestyles, this is an immaculately presented home with high quality fittings throughout, offering a refined balance of comfort, practicality, and style.





## The Detail

The property opens into a welcoming entrance hallway featuring a composite door with inset glazing, leading through to a well-proportioned lounge with a bay window and a seamless connection into the open-plan kitchen diner. The kitchen is fitted with high-gloss units, integrated appliances, and ample workspace, flowing naturally into a striking summer room with a vaulted ceiling and Velux windows, creating a light-filled extension of the living space. A separate utility area adds further practicality.

Upstairs, the first floor hosts two double bedrooms, including a front-facing room with a bay window and a rear bedroom overlooking the garden. The bathroom is fitted with a contemporary suite, incorporating a shower and vanity storage. An additional landing area provides flexibility and presents excellent potential for a study or home working space, while also giving access to the top floor.

The principal suite offers a private retreat and occupies the upper level, complete with fitted wardrobes, eaves storage, and a modern en-suite shower room with quality fittings.

Externally, the property benefits from a particularly generous garden, thoughtfully landscaped to create a variety of usable spaces. Multiple patio areas provide ideal spots for outdoor dining and entertaining, while the lawned sections are complemented by mature hedgerows, fruit trees, and a dedicated vegetable growing area. A detached garage adds further practicality, and the block-paved driveway to the front offers off-road parking for several vehicles.







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## The Location

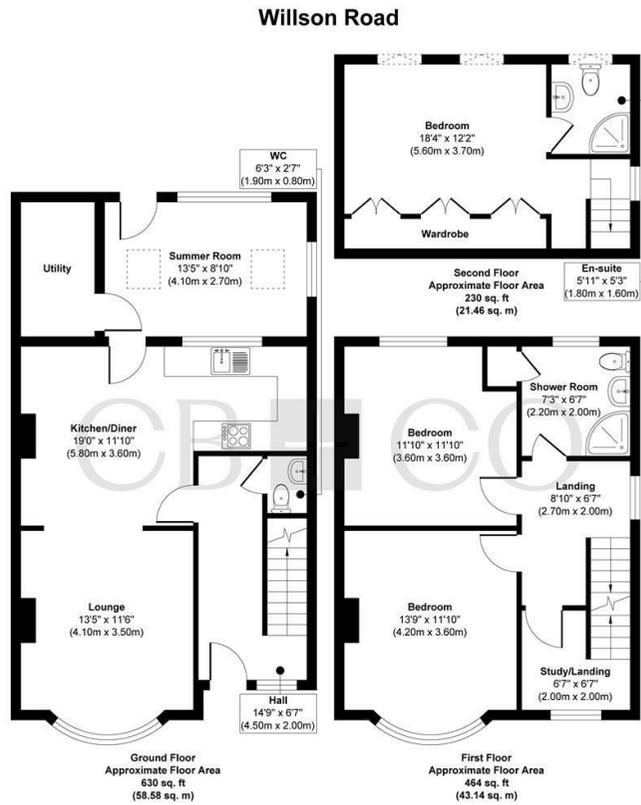
Willson Road is ideally situated in Littleover, a vibrant and thriving area known for its strong sense of community and excellent range of local amenities. Residents will appreciate the easy access to independent shops, cosy cafes, and a variety of nearby supermarkets, alongside a local petrol station for everyday essentials. The area is well-connected by regular bus routes, with convenient access to major road networks, ensuring travel is straightforward and hassle-free.

The proximity to The Royal Derby Hospital offers added peace of mind, while nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature. Additionally, the village atmosphere of Littleover, with its local pubs and cafes, adds to the charm, making it an ideal place to live for those seeking both convenience and a welcoming community.









**Approx. Gross Internal Floor Area 1324 sq. ft / 123.18 sq. m**

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

## The Particulars

- Traditional Bay Fronted Semi Detached Property
- Arranged Over Three Well Designed Levels
- Top Floor Principal Bedroom Suite With En Suite
- Spacious Lounge With Feature Bay Window
- Open Plan Kitchen Diner Ideal For Entertaining
- Bright Summer Room With Vaulted Ceiling And Velux Windows
- Two Well Proportioned First Floor Double Bedrooms
- Landscaped Rear Garden With Multiple Patio Areas
- Detached Garage Providing Storage
- Block Paved Driveway With Space For Three Vehicles

### Size

Approx 1324.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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*Let's Talk*

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