



CURRAN  
BIRDS  
+ CO

Church Street

Littleover, Derby

Offers in excess of £475,000





# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT AREA - A rare opportunity to acquire this most attractive and three double fronted Victorian family home, set within this delightful location in the heart of Old Littleover Village. This property offers an immense amount of character and charm and over recent years has undergone a comprehensive scheme of improvement with high specification fittings throughout and includes a stunning extended contemporary breakfast kitchen with granite worktops.

The property features on the ground floor: entrance hallway and wood panelled staircase, sitting with bay window, most spacious and characterful wood panelled dining room with further staircase, utility room, wc and stunning extended breakfast kitchen with glazed roof. There is a lower ground floor with a gym. Upstairs the first floor landing leads to three double bedrooms, contemporary en-suite bathroom and wet room.

Externally, the property has a good sized garage with remote electric door. The property stands in an elevated position with private landscaped garden that includes a raised level decked seating area with inset Hot Spring six seater hot tub.









## The Detail

A traditional panelled entrance door that opens into a characterful hallway with ceramic tiled flooring and classic wood paneling. The hallway provides access to the sitting room, dining room and has a wood panelled staircase leading to the first floor.

The sitting room is a true statement of the property's character, featuring a beautiful stone fireplace with a multi-fuel log burner, oak-engineered flooring with underfloor heating, ornate coving and a large bay window with double-glazed leaded windows overlooking the garden.

The most spacious dining room, similarly rich in character, also benefits from oak flooring, wood paneling, period-style radiator. A charming bay window with leaded glass overlooks the garden, while built-in storage and a drinks cabinet complete the room. The period open fireplace adds to the room's warmth and character. There is a further staircase to the first floor and doors giving access to a utility room and the extended breakfast kitchen.

The stunning breakfast kitchen is a true highlight, with a curved wall and impressive double glazed glass ceiling that fills the space with light. The modern grey matt finish units are complemented by stainless steel handles and integrated AEG appliances, including an induction hob, oven, grill, and dishwasher. The kitchen is finished with a porcelain tile floor and has inset speakers in the ceiling with bluetooth connection.

There is a separate utility room provides ample storage space, with oak-fronted units, solid oak block worktops, and a Belfast sink with a traditional mixer tap. The downstairs wc, finished with a white two-piece suite and vanity unit.

There is doorway access with stairs leading to a cellar conversion accessed off the kitchen. This room adds valuable flexible space, currently used as a gym but could be used as an office or play room with natural light provided by a side window.

Upstairs, the landing leads to three double bedrooms and a contemporary wet room. The spacious primary bedroom features a cast-iron fireplace, built-in storage and stylish period style column radiators.. The second bedroom, with oak parquet flooring and has access to a contemporary en-suite bathroom, A third bedroom offers a built-in wardrobe and a brick fireplace, with access to the loft for additional storage. The contemporary en-suite bathroom has a three piece suite with jacuzzi bath and the contemporary wet room has a two piece suite and a shower with rain shower head and porcelain tiled wet room floor.

Externally, the property has a good sized single garage with remote electric door roll up door. The property stands in an elevated position with gated access leading to a private landscaped garden with lawn, planting borders and steps leading to raised level composite decked seating area with inset Hot Spring Sovereign six seater hot tub to be included within the sale.











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## The Location

Situated just a short walk from Littleover Village centre, the property benefits from a comprehensive range of shops and amenities, including a supermarket, public houses/restaurants, a pharmacy, and a petrol station. The village is known for its friendly community feel, independent cafes, and convenient access to everyday essentials. Popular spots include Insomnia Coffee Shop, Zanfish Fish & Chips.

The property falls within the catchment area for the well-regarded Littleover Community School, St Peter's Junior School, and Carlyle Infant School. Private education options are also within easy reach, including Derby High School and Derby Grammar School.

Local recreational facilities nearby include Mickleover Golf Course and Littleover Tennis Club, offering excellent opportunities for leisure and fitness.

Transport links are exceptional, with fast access to the A38 and A50 leading to the M1 motorway. A regular bus service runs from Littleover Village to Derby City Centre and Burton-upon-Trent.

The location is highly convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby, making it ideal for professionals and families alike.





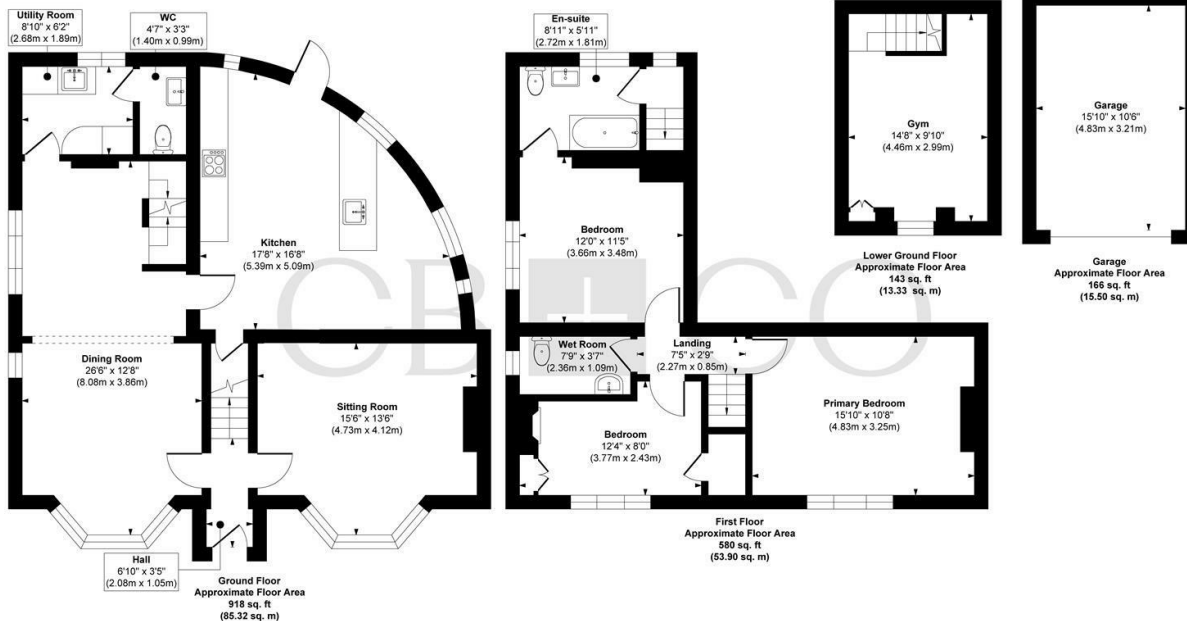








## Church Street, Littleover, Derby



**Approx. Gross Internal Floor Area 1807 sq. ft / 168.05 sq. m (Including Garage)**

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

Produced by Elements Property

## The Particulars

- Beautiful Extended Victorian Double Fronted Home
- Dating Back to Circa 1850 - Wealth of Character & Charm
- Littleover School & St Peter's Junior School Catchment Areas
- Entrance Hall, WC, Spacious Dining Room and Sitting Room Bay Windows
- Stunning Extended Breakfast Kitchen, Utility Room & Gym
- Three Double Bedrooms, Contemporary En Suite Bathroom & Wet Room
- Good Sized Garage with Remote Electric Door
- Private Landscaped Garden with Raised Decked Seating Area with Hot Tub
- Close Excellent Local Shops, Amenities & The Royal Derby Hospital
- No Chain Involved

### Size

Approx 1641.00 sq ft

### Energy Performance Certificate (EPC)

### Rating

### Council Tax Band

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# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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