

CURRAN  
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+ CO

Kings Drive  
Littleover, Derby  
Offers in excess of £395,000





# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT – A beautifully upgraded 1930's style bay fronted, three bedroom detached home of style and character, situated in this highly sought after most convenient position on Kings Drive, just a short walk away from the Royal Derby Hospital and the noted Wren Park Primary School

This property has been upgraded to a beautiful standard, offering a tasteful blend of original character features with stylish modern finishes with tasteful neutral decoration. Highlights include stylish entrance hallway with panelled staircase, mosaic style tiled floor, downstairs wc, two reception rooms, bright conservatory and a modern kitchen with oak units and granite worktops. The first floor landing leads to three bedrooms including two generous double bedrooms and a most stylish high specification shower room.

Outside, there is a block paved driveway, single attached garage, side passaged entry with store and this leads to a generous private and enclosed rear garden.









## The Detail

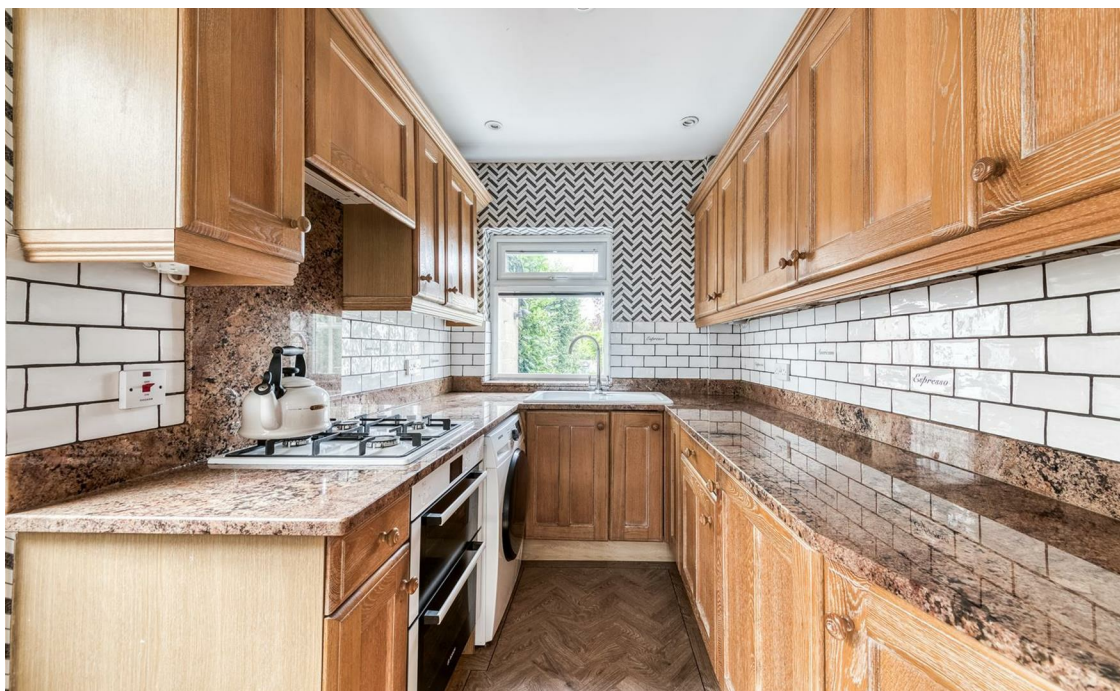
The property is set back from the road behind a block-paved driveway with space for two vehicles and an attached single garage.

Entry is via a glazed front door framed by a feature arch window, leading into a welcoming hallway with a traditional stained glass window, black and white tiled mosaic style tiled flooring, panelled staircase to the first floor and there are stylish Crittal style doors giving access to dining room, living room, kitchen and downstairs wc.

The two spacious reception rooms: a dining room with window seat and bay window to the front, and a living room with stained glass detailing and access to the rear conservatory. The conservatory, with its brick base, provides an additional sitting area overlooking the garden. The kitchen is fitted with oak-fronted cabinets, granite worktops, and integrated appliances, combining traditional design with modern convenience.

Upstairs, there are three bedrooms, including a generous front-facing primary bedroom with built-in storage and a bay window. The most stylish high specification shower room that has been upgraded to a high standard, featuring marble-effect porcelain tiling, large walk-in shower, concealed cistern wc and ceramic wash hand basin standing a beautiful panelled vanity unit.

To the rear, the enclosed garden includes a lawn, mature borders, and a hedgerow boundary with decorative gates, offering privacy and a pleasant outdoor space.











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## The Location

Kings Drive sits in a well-established part of Littleover, a highly regarded suburb of Derby known for its convenient amenities and access to reputable schools. The property is located within easy reach of Wren Park Primary School and is also close to Littleover Community School, making it particularly appealing for families.

Littleover Village is just a short walk or drive away, offering a mix of local shops, cafes, takeaways, and essential services, while larger supermarkets and retail outlets are nearby on Burton Road. For commuters, the location is ideally placed with excellent road connections via the A38, A50, and A52, providing straightforward routes to Derby city centre, East Midlands Airport, and the M1.

The Royal Derby Hospital is nearby, as are major local employers including Rolls-Royce, Toyota, and the University of Derby. Regular bus services run through the area, offering reliable links into the city and surrounding suburbs.

There are also several parks and green spaces in the vicinity, perfect for dog walking, exercise, or family outings, helping to create a well-rounded lifestyle setting in this popular part of Derby.



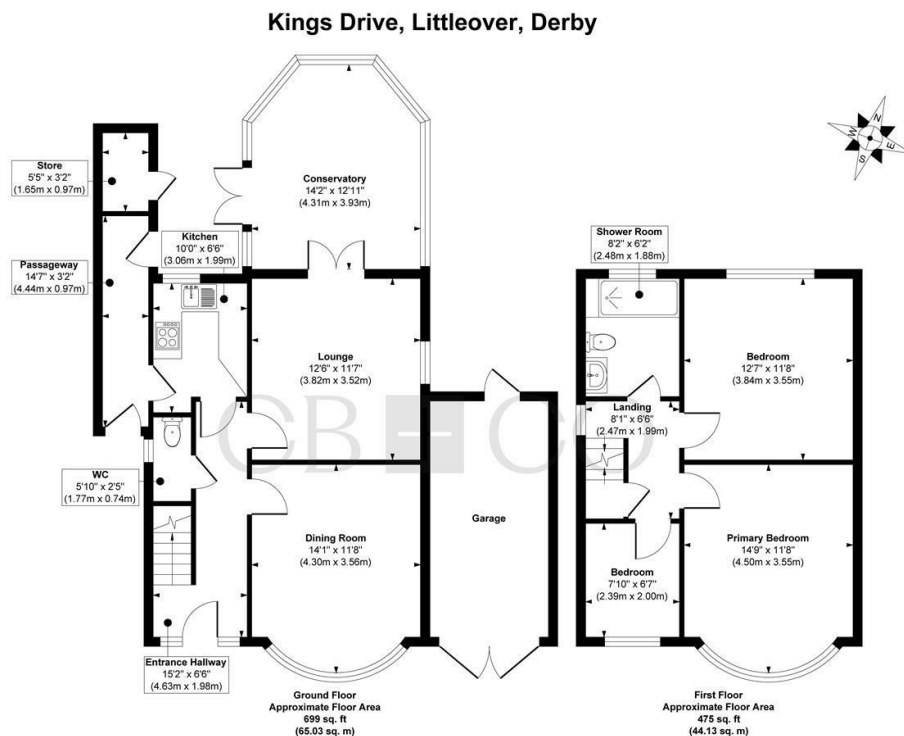












**Approx. Gross Internal Floor Area 1174 sq. ft / 109.16 sq. m (Excluding Garage)**

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

Produced by Elements Property

## The Particulars

- Beautiful 1930's Style Bay Fronted Detached Home
- Comprehensively Upgraded & Tastefully Presented
- Stylish High Specification Upgrades
- Beautiful Entrance Hallway, WC & Kitchen with Granite Worktops
- Dining Room with Bay Window, Living Room & Conservatory
- Three Bedrooms & Stunning High Specification Shower Room
- Block Paved Driveway & Attached Single Garage
- Littleover School Catchment & Wren Park Primary School Catchment
- Close to Excellent Local Shops, Amenities & The Royal Derby Hospital
- No Chain Involved

### Size

Approx 1174.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C



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Let's *Talk*

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