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Palm Close, Littleover

£400,000





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



LITTLEOVER SCHOOL CATCHMENT - Located in the sought-after suburb of Littleover, Palm Close is a four-bedroom detached family home offering generous living spaces and a versatile layout. Set on a corner plot, the property benefits from ample parking, a detached garage, and direct access to St George's playing fields, providing open views and a peaceful backdrop.

The spacious living room features a marble fireplace and underfloor heating, connecting to the rear garden via sliding patio doors. The dining kitchen offers plenty of space for family gatherings. Upstairs are four well-proportioned bedrooms, including a primary suite with built-in wardrobes and an en-suite. With excellent school catchment areas, outdoor space, and a prime location, this property is ideal for families seeking comfort and convenience.









#### The Detail -

Stepping through the traditional panelled doorway, you're welcomed into a bright entrance hallway with wood-effect laminate flooring, leading to the main living areas. The spacious living room features a marble fireplace with a glass-fronted electric fire, underfloor heating, and sliding patio doors opening onto the rear garden. Adjacent is the dining kitchen with matching units, granite-effect worktops, a composite sink, and integrated Neff appliances. The ground floor also includes a convenient WC with a two-piece white suite.

Upstairs, the primary bedroom offers built-in wardrobes, a dressing table, and a modern en-suite shower room. Bedrooms two, three, and four have built-in or sliding wardrobes with views over the parkland beyond. A contemporary family bathroom completes the first floor, featuring a P-shaped bath, wall-mounted shower, and vanity unit.

Externally, the property sits on a corner plot with a spacious driveway, detached garage with an electric roller door, and a rear garden with a patio and lawn. Gated access leads directly to the adjoining parkland, enhancing the sense of space and privacy.











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### The Location

Palm Close enjoys a prime position in Littleover, backing onto the expansive St George's playing fields—perfect for sports, dog walking, and outdoor recreation. The property falls within the catchment area for highly regarded schools, including Littleover Community School and St Peter's Junior School, making it a sought-after choice for families.

Littleover offers a vibrant mix of amenities, from independent shops and cafes to well-known spots like Insomnia Coffee, popular for its expertly brewed coffee and relaxed setting. Mickleover Golf Course, just a short distance away, is highly regarded for its well-maintained fairways and welcoming clubhouse. The area benefits from strong employment links, with Rolls-Royce, The Royal Derby Hospital, and the University of Derby all nearby. Excellent transport connections, including easy access to major road networks and regular bus services, provide seamless travel into Derby city centre and beyond.





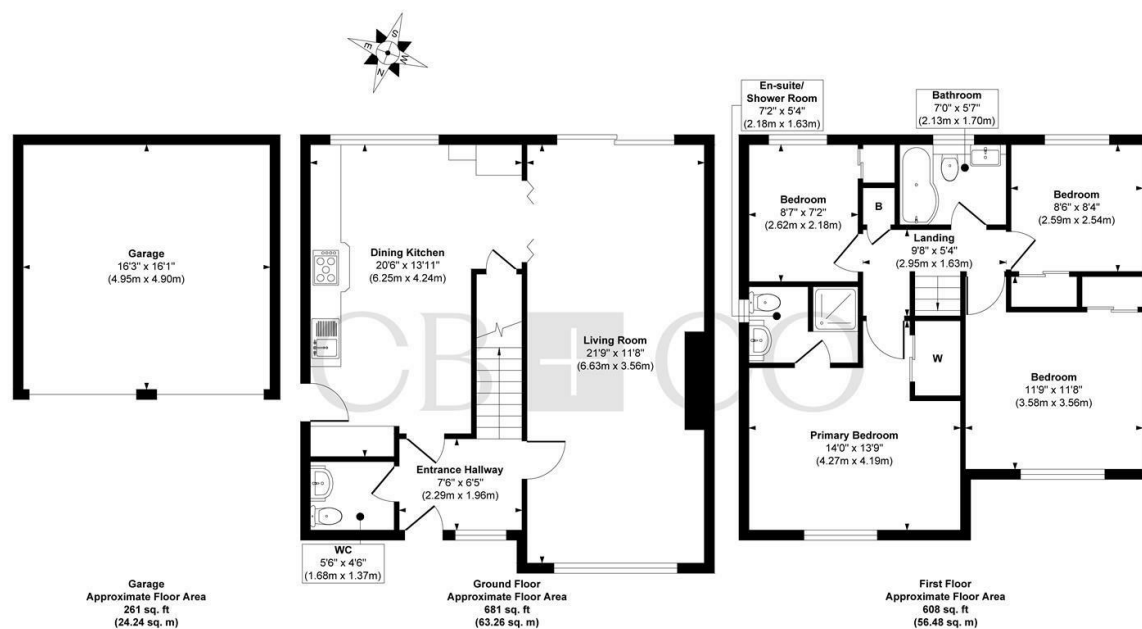








## Palm Close, Littleover



Approx. Gross Internal Floor Area 1550 sq. ft / 143.98 sq. m

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

Produced by Elements Property

## The Particulars

- Littleover School Catchment – Ideal For Families
- Well-Proportioned Four-Bedroom Detached Home On A Corner Plot
- Bright Living Room With Sliding Doors Leading To The Garden
- Feature Marble Fireplace And Underfloor Heating For Added Warmth
- Spacious Dining Kitchen – Perfect For Family Meals
- Primary Bedroom With Built-In Wardrobes And En-Suite Shower Room
- Three Additional Bedrooms With Parkland Views & Storage
- Private Driveway, Detached Garage
- Rear Garden With Patio And Lawn For Outdoor Enjoyment
- Convenient Location Close To Shops, Schools & Transport Links

### Size

Approx 1550.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

E



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Let's *Talk*

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