

# CURRAN BIRDS + CO

Normanton Lane  
£190,000





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



LITTLEOVER SCHOOL CATCHMENT - This charming character cottage is situated in the heart of Littleover Village, offering a blend of period charm and modern convenience. Ideal for first-time buyers, the property features two well-proportioned double bedrooms, a beautifully upgraded bathroom, and a versatile brick-built outbuilding. Set on an elevated position, the home benefits from a well-designed front garden with a lawn and planting borders, while the rear garden provides a private outdoor space with a raised seating area.

Inside, the cottage exudes warmth and character, with exposed beams, stripped wooden floors, and log burners creating a cosy atmosphere. The property is within the highly sought-after Littleover School catchment area, making it an excellent choice for families. Conveniently located close to local shops, cafes, and transport links, this home offers a perfect balance of village charm and city accessibility.









### The Detail

Stepping through the composite-panelled entrance door, the property welcomes you with character and charm. The dining room is a cosy yet stylish space, featuring a cast-iron log burner set within a brick-tiled recess, exposed beams, and a practical under-stairs cupboard. The sitting room continues the period aesthetic with stripped wooden floorboards, an ornate ceiling, and a striking fireplace housing a cast-iron log burner. A bay window floods the room with natural light, creating an inviting space.

The kitchen is both functional and stylish, fitted with cream shaker-style units, royal-edge laminated worktops, and metro-style tiled splashbacks. A stainless steel electric oven and gas hob with an extractor ensure practicality, while a contemporary column radiator and downlights add a modern touch. The kitchen includes space for appliances, such as an integrated washing machine and tall fridge freezer. A side door provides access to the rear garden.

Upstairs, the property offers two generous double bedrooms. The primary bedroom enjoys a front-facing window, while the second, with oak-effect laminate flooring, benefits from a rear-facing and internal side window. The upgraded bathroom features a white three-piece suite, Victorian-style rain shower, and grey-panel vanity unit.

Outside, the rear garden is thoughtfully designed, with a paved pathway leading to a raised seating area, a lawn with planting borders, and fence-panel boundaries for privacy. A brick-built outbuilding, measuring 13ft x 6ft 8in, offers additional storage, accessible via the shared passage entry.











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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.





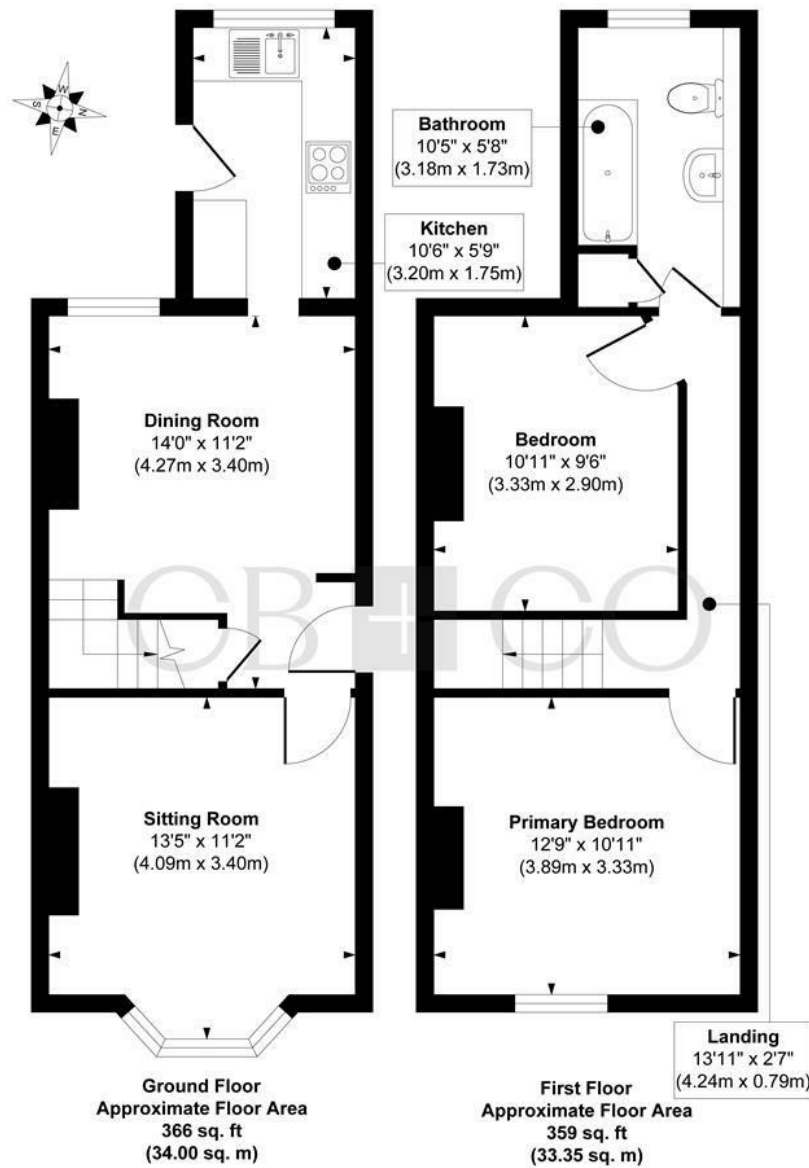








## Normanton Lane, Littleover



## The Particulars

- Located In The Highly Regarded Littleover School Catchment Area
- Charming Period Property With Character Features Throughout
- Cosy Dining Room With Exposed Beams & Cast-Iron Log Burner
- Spacious Sitting Room With Stripped Wooden Floors & Feature Fireplace
- Stylish Kitchen With Shaker-Style Units, Metro Tiling & Integrated Appliances
- Two Generous Double Bedrooms With Ample Natural Light
- Modern Bathroom With Victorian-Style Rain Shower & Grey Vanity Unit
- Thoughtfully Designed Rear Garden With Lawn, Patio & Brick Outbuilding
- Excellent Transport Links To A38, A50 & M1, Plus Regular Bus Services
- Close To Littleover Village Amenities, Including Insomnia Coffee Shop & Zanfish

### Size

Approx 725.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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Let's *Talk*

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