

CURRAN  
BIRDS  
+ CO

Littleover House, 451. Burton  
Road, Littleover, Derby, DE23  
6FL





# CURRAN BIRDS + CO

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



LITTLEOVER COMMUNITY SCHOOL & BEMROSE SCHOOL CATCHMENT – A beautifully furnished and inviting, three-bedroom apartment located in this highly convenient Littleover setting. Boasting generous living space (approx. 1,002sqft / 93sqm) and modern styling throughout, the property includes a large master bedroom with ensuite, two additional double bedrooms opening onto a private, low-maintenance garden, and an open-plan kitchen and lounge with breakfast island and integrated appliances. This home offers superb functionality and comfort, enhanced by thoughtful touches such as a roll-top bath and separate shower in the family bathroom, plentiful natural light, ample storage, a secure intercom system, and rear garden access to parking and storage. Situated close to well-regarded schools, local amenities, excellent transport links, and Derby city centre, this apartment blends peaceful suburban living with convenience – making it highly desirable for both families and professionals alike.

















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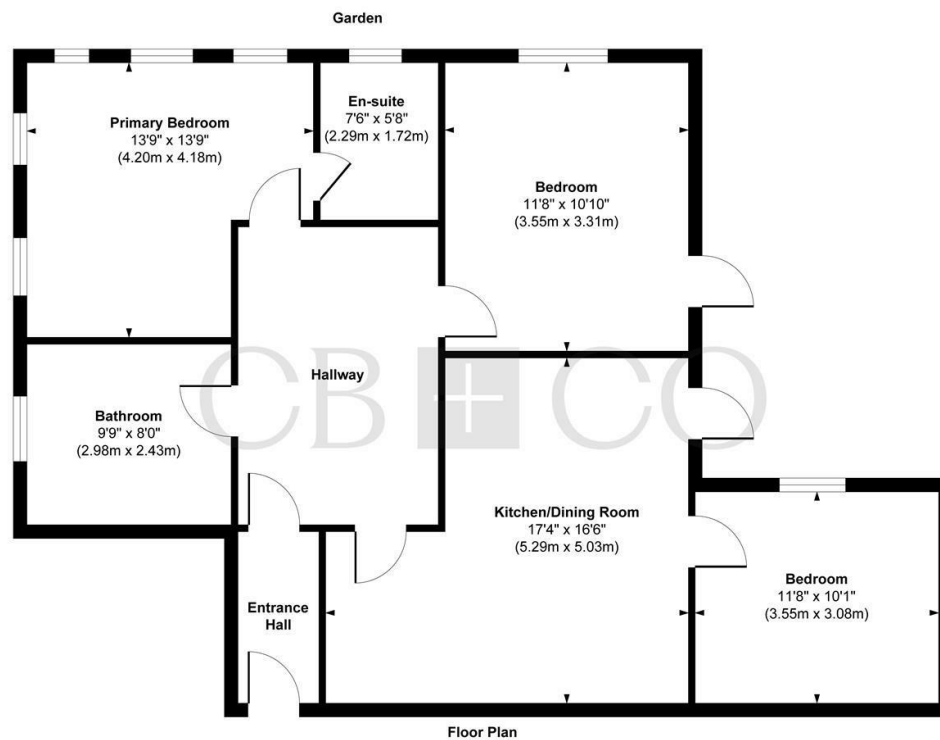








## Littleover House, Burton Road, Littleover, Derby, DE23 6FL



**Approx. Gross Internal Floor Area 1003 sq. ft / 93.26 sq. m**

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

## The Particulars

- Spacious And Stylish Three-Bedroom Apartment In Littleover
- Fully Furnished Rooms Filled With Natural Light
- Large Master Bedroom With Ensuite And Garden Views
- Open-Plan Kitchen And Lounge With Breakfast Island
- Modern Family Bathroom With Roll-Top Bath And Separate Shower
- Patio Doors Leading To Private, Low-Maintenance Garden
- Integrated Appliances Including Dishwasher, Washing Machine, Fridge, And Freezer
- Rear Garden Access To Parking And Storage Facilities
- Convenient Intercom System And Ample Storage Cupboards
- Excellent Location Close To Schools, Shops, Transport, And Derby City Centre

### Size

Approx 1001.05 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C



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Let's *Talk*

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