



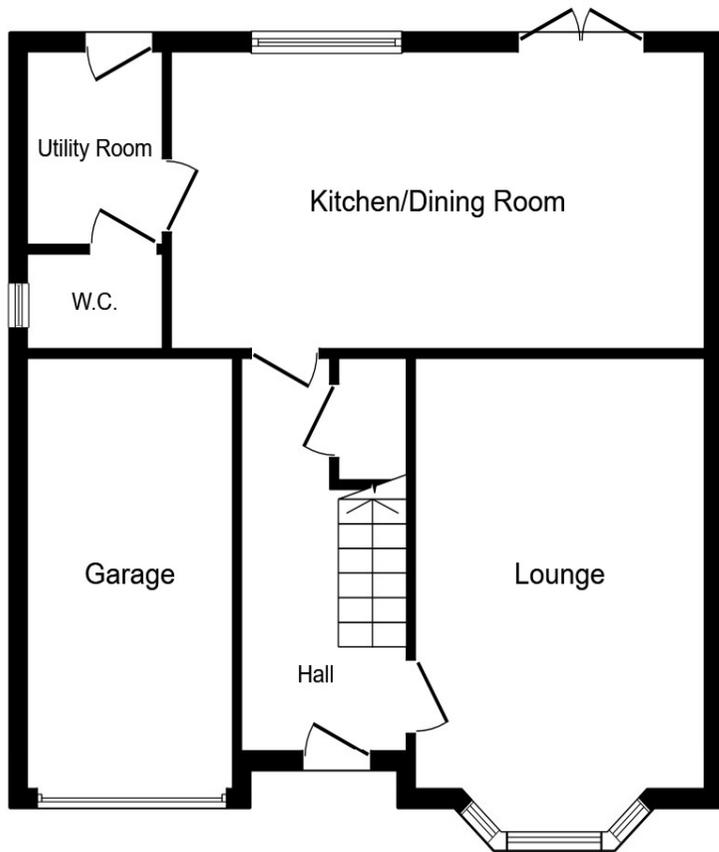
Bolsover Road, Littleover, DERBY, DE23 3WA

welcome to

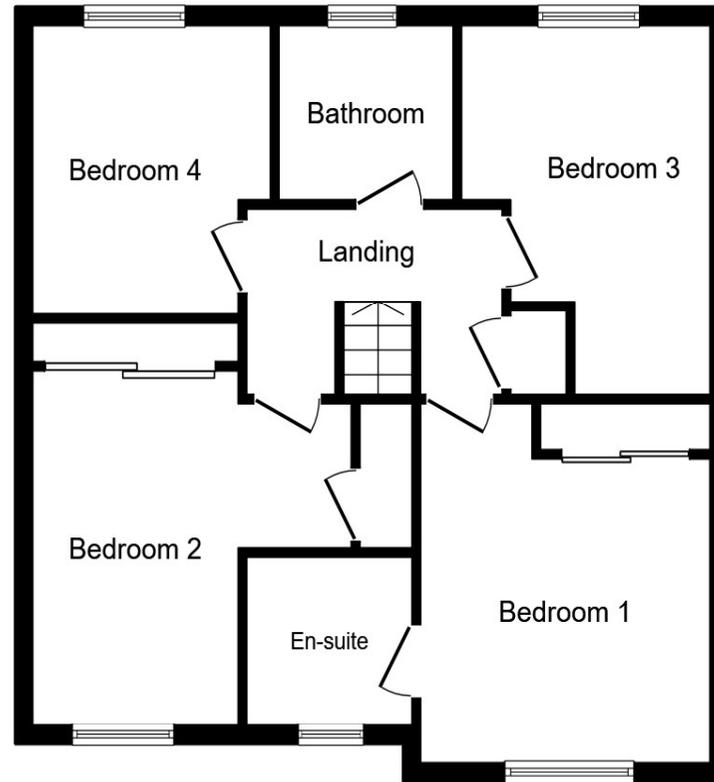
Bolsover Road, Littleover, DERBY

A beautifully presented 4-bed detached family home in sought-after Littleover, offering spacious living, modern finishes, a stunning garden, Pod Point EV Charger and excellent access to schools, shops, and major routes—perfect for families seeking their forever home.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Lounge

19' 3" MAX x 11' 2" MAX (5.87m MAX x 3.40m MAX)

Kitchen

10' 1" MAX x 11' 1" MAX (3.07m MAX x 3.38m MAX)

Utility Room

5' 11" MAX x 5' 5" MAX (1.80m MAX x 1.65m MAX)

Dining Room

10' 1" MAX x 9' 4" MAX (3.07m MAX x 2.84m MAX)

Wc

3' 10" MAX x 5' 5" MAX (1.17m MAX x 1.65m MAX)

Master Bedroom

13' 4" MAX x 11' 2" MAX (4.06m MAX x 3.40m MAX)

Ensuite

5' 3" MAX x 6' MAX (1.60m MAX x 1.83m MAX)

Bedroom 2

13' 7" MAX x 8' 3" MAX (4.14m MAX x 2.51m MAX)

Bedroom 3

13' 3" MAX x 9' 2" MAX (4.04m MAX x 2.79m MAX)

Bathroom

6' 4" MAX x 6' 11" MAX (1.93m MAX x 2.11m MAX)

welcome to

Bolsover Road, Littleover DERBY

- Four good-sized bedrooms, including master with en-suite
- Spacious lounge with large bay window
- Modern fitted kitchen-diner with integrated appliances
- French doors opening onto a beautiful, landscaped garden
- Separate utility room and downstairs WC

Tenure: Freehold EPC Rating: B

Council Tax Band: D

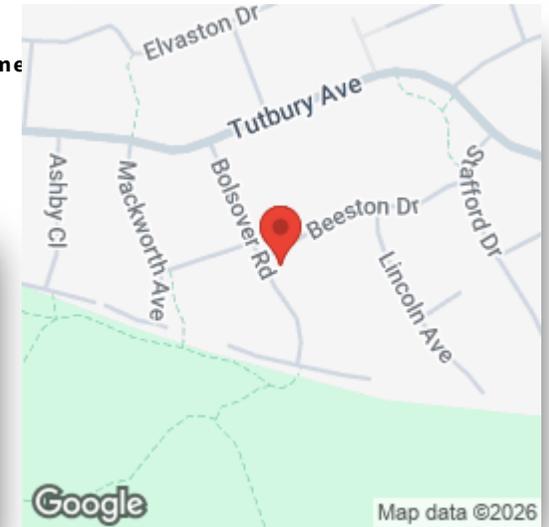
£450,000



This modern and welcoming 4-bedroom detached family home sits in one of Littleover's most desirable neighbourhoods, offering generous living spaces and a warm, stylish finish throughout. Step into the bright, airy hallway that leads to a cosy yet spacious lounge with a large bay window, and a contemporary kitchen-dining area complete with integrated appliances, French doors to the garden, and a separate utility room. The ground floor also benefits from a convenient WC and useful storage.

Upstairs, you'll find four well-proportioned bedrooms, including a master with its own en-suite shower room, alongside a fully fitted family bathroom. Outside, the beautiful garden features a lawn, seating areas, shrubs, flower beds, and a lovely decking space—ideal for relaxing or entertaining. An integral garage adds further practicality for parking or storage.;

Littleover is a thriving and family-friendly area, known for excellent schools, bustling local shops, and easy access to Derby city centre and major road links. It's a community-minded location that perfectly complements this forever-home setting.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121737 - 0003

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