



**The Chalet Middleton Drive, Littleover Derby DE23 6DP**

**welcome to**

**The Chalet Middleton Drive, Littleover Derby**

Tucked away on a private road in a desirable location in Littleover, this beautifully presented, deceptively spacious, four-bedroom detached dormer bungalow, offers generous living accommodation, a stunning garden, a large double garage, and a charming blend of period character and modern comfort.



### **Porch**

Enclosed entrance porch with space for coats and shoes, opening into the impressive main hallway.

### **Hallway**

A standout feature of the property featuring solid wood flooring, deep skirting, decorative wall panelling, timber ceiling beams, and a solid wood staircase to the first floor. Doors lead to all ground-floor rooms.

### **Lounge**

14' 2" x 10' 6" ( 4.32m x 3.20m )

A spacious and elegant reception room with a large front-facing bay window overlooking the garden. Character fireplace with wood-burning stove, tiled hearth and timber mantle. Ample seating space and herringbone-style flooring create a warm, inviting setting.

### **Dining Room**

10' 6" x 10' 5" ( 3.20m x 3.17m )

A bright dining space with a wide bay window, making it ideal for family meals or entertaining. Decorative fireplace surround, wood flooring, and internal glazed doors connecting to the lounge.

### **Kitchen**

11' 11" x 7' 9" ( 3.63m x 2.36m )

Stylish and modern kitchen fitted with contemporary shaker-style cabinetry, wooden worktops, and white tiled splashbacks. Integrated oven, gas hob with extractor, and ample room for appliances. Overlooks the rear garden.

### **Bedroom Two**

12' x 11' 3" ( 3.66m x 3.43m )

A generous double bedroom with a large window, currently arranged as a dressing room but with scope for multiple uses.

### **Bedroom Three**

12' x 10' 11" ( 3.66m x 3.33m )

Another substantial double bedroom with a window offering pleasant garden views. Versatile as a bedroom, office, or secondary sitting room.

### **Bedroom Four**

10' 10" x 9' 9" ( 3.30m x 2.97m )

A well-proportioned bedroom or nursery, beautifully styled with panelling and an outlook to the rear.

### **Bathroom**

8' 7" x 6' 4" ( 2.62m x 1.93m )

Charming bathroom featuring a traditional suite with bath and shower over, glass screen, WC, wash basin, wood-panelled bath surround, shelving and frosted window.

### **Landing**

Light and airy landing space with feature skylight, wood flooring and access to the principal suite.

### **Main Bedroom**

15' 9" x 11' 11" ( 4.80m x 3.63m )

A peaceful and private first-floor bedroom with characterful sloping ceilings, skylight, built-in wardrobes, and excellent floor space. A true retreat.

### **Ensuite**

11' 1" x 4' 10" ( 3.38m x 1.47m )

Equipped with a large corner bath, wash basin and WC. Flooded with natural light from a striking skylight window.

### **External**

Outside, the property truly excels. Mature, landscaped gardens wrap around the home, with lawned areas, seating terraces, established borders, and leafy privacy. The large double garage and wide driveway provide excellent parking and storage options.

### **Double Garage**

17' 9" x 16' 10" ( 5.41m x 5.13m )

Large attached garage with two up-and-over doors. Ideal for vehicles, workshop use or additional storage. Internal access from the central hall.

### **Local Area**

Middleton Drive is a highly desirable and established residential road within Littleover, one of Derby's most sought-after suburbs.

Littleover is renowned for its excellent educational options (state and private), including several highly rated primary and secondary schools.

Littleover Village offers cafés, local shops, pharmacies, supermarkets, pubs, and eateries — all within easy reach, as well as convenient access to public transport and major road links the A38 and A50, giving access to Derby City Centre, Rolls Royce, Royal Derby Hospital, and beyond, with nearby parks, walking routes, and green areas offering plenty of outdoor recreation opportunities.



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## The Chalet Middleton Drive, Littleover Derby

- UNIQUE AND CHARACTERFUL DETACHED DORMER BUNGALOW
- FOUR WELL-PROPORTIONED BEDROOMS WITH A PRINCIPLE SUITE TO THE FIRST FLOOR
- TWO RECEPTION ROOMS AND A CONTEMPORARY KITCHEN
- BEAUTIFUL MATURE WRAP-AROUND GARDENS
- LARGE DOUBLE GARAGE AND AMPLE PRIVATE DRIVEWAY PARKING

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£385,000**



Please note the marker reflects the postcode not the actual property

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bagshaws residential



**01332 518844**



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**bagshawsresidential.co.uk**