

Church Street

Littleover, Derby, DE23 6GF

John
German





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Offers in region of £325,000

Very stylish period home refitted throughout over recent years with a high quality finish. Located in the Littleover old village with-in walking distance of the shopping precinct. This lovely spacious home has three elegant reception rooms providing plenty of excellent family living space great for entertaining.

John German 

The dining room is located off the family room and overlooks the front elevation having a modern central heating radiator, recessed LED down-lighters and decorative panelling to half wall height.

Outside - The property sits in a commanding position behind a pressed concrete block paved effect driveway providing off-road car standing for three vehicles. Hedgerow boundary to the front with slate and gravel beds. The driveway gives access to a single attached brick built garage that has power, lighting and up and over vehicular door. Timber gated access to the side leads to the enclosed side and rear gardens. The gardens wrap around the front, side and rear of the house however please note the gardens are modest in size suited to anyone that enjoys sitting out but doesn't want the responsibility of the upkeep usually required with larger spaces. There is a small side garden area with a stone paved pathway and a small area laid to lawn with a hedgerow boundary and slate channels. To the rear of the property there is a timber decked seating area which leads to a courtyard style rear garden. The timber decked seating area has a retractable canopy over and steps leading to a pressed concrete block paved effect patio and there is a further timber decked seating area to the bottom of the garden with a timber framed pergola over. The garden offers a good deal of privacy and is enclosed by a hedgerow boundary.

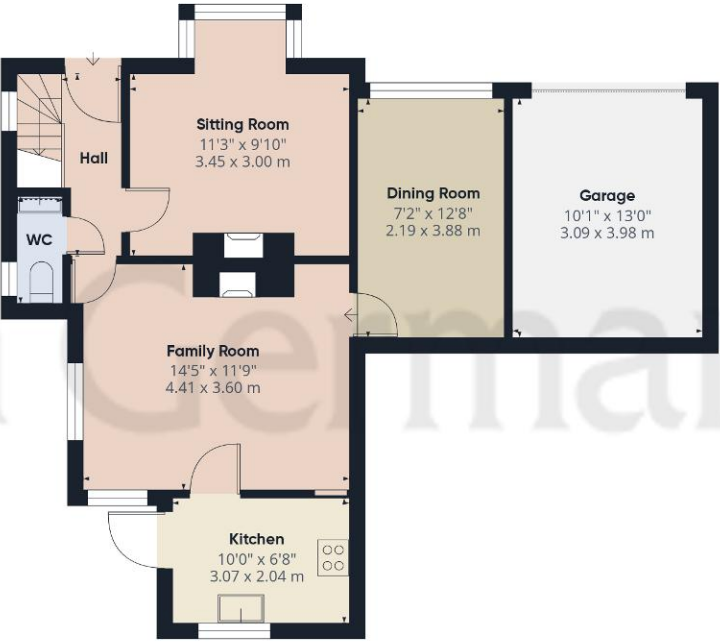
Location - Situated just a short walk away from Littleover Village centre which offers a comprehensive range of shops and amenities including a supermarket, public houses/restaurants, pharmacy and petrol station. The property falls within the catchment area for the noted Littleover Community School, St Peters Junior School and Carlyle Infant School. Private education is also easily accessible with Derby High School and Derby Grammar School. Local recreational facilities nearby include Mickleover Golf Course and Littleover Tennis Club. There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There is also a regular bus service from Littleover Village to Derby City Centre and Burton-Upon-Trent. The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

Our Ref: JGA/30052025

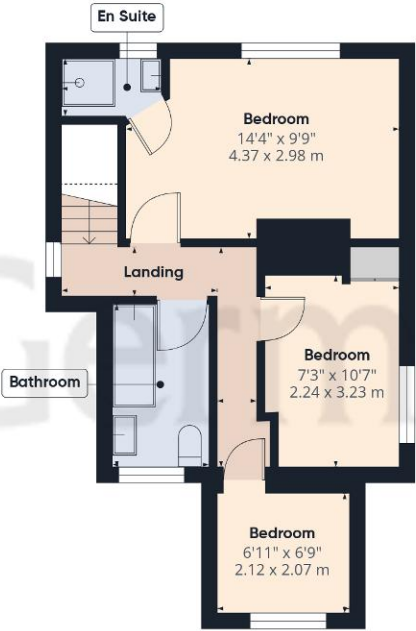
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1017 ft²
94.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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