



SNELSTON CRESCENT, LITTLEOVER, DERBY

PRICE £995,000

6 BEDROOM | 5 BATHROOM | 3 RECEPTION



WELCOME TO SNELSTON CRESCENT

IMPRESSIVE SIX-BEDROOM DETACHED FAMILY HOME IN LITTLEOVER COMMUNITY SCHOOL CATCHMENT – Positioned at the end of a cul-de-sac, this substantial detached residence offers an exceptional amount of space arranged over three floors, making it particularly well suited to modern family living. Set behind electric gates, the property provides generous parking, excellent privacy and a garden that wraps around the house.

The ground floor has been designed with entertaining in mind, centred around a very large family room and luxury kitchen/dining space. Bi-fold doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces, while a second kitchen/utility and downstairs wet room add considerable practicality.

Four bedrooms are positioned on the first floor, including two with en-suites, alongside an impressive family bathroom. The second floor provides two further bedrooms, an additional en-suite, walk-in wardrobe and extensive storage.

Outside, the property offers substantial gardens, a patio and a large powered outbuilding, providing excellent flexibility for a home office, gym, studio or additional recreational space.

THE DETAIL

The Detail

Entered through impressive double composite doors, the property opens into a huge welcoming hallway, featuring tiled flooring and impressive dual-aspect windows extending from floor level, bringing plenty of natural light into the space. The hallway also benefits from bespoke built-in storage beneath the stairs, stairs rising to the first floor and decorative ceiling lighting, creating a spacious and impressive first impression.

This is a truly unique property, offering an exceptional combination of space, flexibility and contemporary family living across three floors. The exceptionally spacious family room provides a superb central living space, with tiled flooring, a contemporary media wall and built-in fire, bi-fold doors opening onto the rear garden and decorative feature lighting. The room flows seamlessly into the substantial kitchen/dining area, creating an excellent setting for both everyday family life and entertaining.

The luxury kitchen features a large central island with breakfast bar, integrated full-length fridge, double oven, dishwasher, brass sink and tap, and a five-ring gas hob. There is additional space for an American-style fridge freezer, while the dining area comfortably accommodates a large dining table. A second kitchen doubles as a utility room, with an integrated oven, gas hob, extractor, extensive cabinetry and space for both a washing machine and tumble dryer. A useful downstairs wet room is also provided, featuring a large shower enclosure with electric shower, vanity wash basin, WC and heated towel rail.

A further large lounge offers a separate reception space, featuring a bay window, dark wood-effect laminate flooring and chimney breast, providing a comfortable and versatile room away from the main open-plan living space.

The first floor provides four bedrooms, including three substantial doubles and a smaller double. One large double benefits from dual-aspect windows, sliding wardrobes and its own en-suite shower room. A further large double overlooks the garden and has access to a walk-in wardrobe with fitted storage and an additional en-suite. The third double bedroom features a chimney breast and fitted wardrobe, while the smaller double provides useful additional bedroom space.

The family bathroom is generously proportioned and features a corner bath with integral seat, separate large shower enclosure with mains shower and rainfall shower head, built-in vanity storage with wash basin and WC, wood-effect tiled flooring, spotlights, two windows and heated towel rail. A door from the landing opens onto the balcony, which features

CB+CO





composite decking and a glass balustrade.

The second floor provides two further impressive bedrooms and additional storage. One large double bedroom benefits from access to a substantial boiler and storage room with extensive built-in storage. The other side of the landing provides a walk-in wardrobe with fitted sliding wardrobes and space for a dressing table, leading through to an additional en-suite. This room is finished with striking black and gold tiles, gold taps, shower enclosure with mains shower, vanity wash basin and WC. A further very large bedroom features Velux windows, eaves storage cupboards and spotlights.

Outside, positioned in a desirable cul-de-sac position, electric gates open onto a generous driveway providing parking for at least six vehicles. The garden wraps around the property, with lawned areas extending to the front, sides and rear, together with a patio area. A substantial powered outbuilding provides excellent flexibility and could be ideally suited for use as a home office, gym, studio or recreational space.

Situated in Littleover, the property is within the Littleover Community School catchment area, subject to the relevant admissions criteria, and is well placed for the range of local shops in Littleover village. It is a 5 minute walk from the Royal Derby Hospital, A 5 minute drive away from Kingsway Retail Park. The area also provides convenient access including bus routes to Derby city centre and major road networks, making it a popular and well-connected residential location.





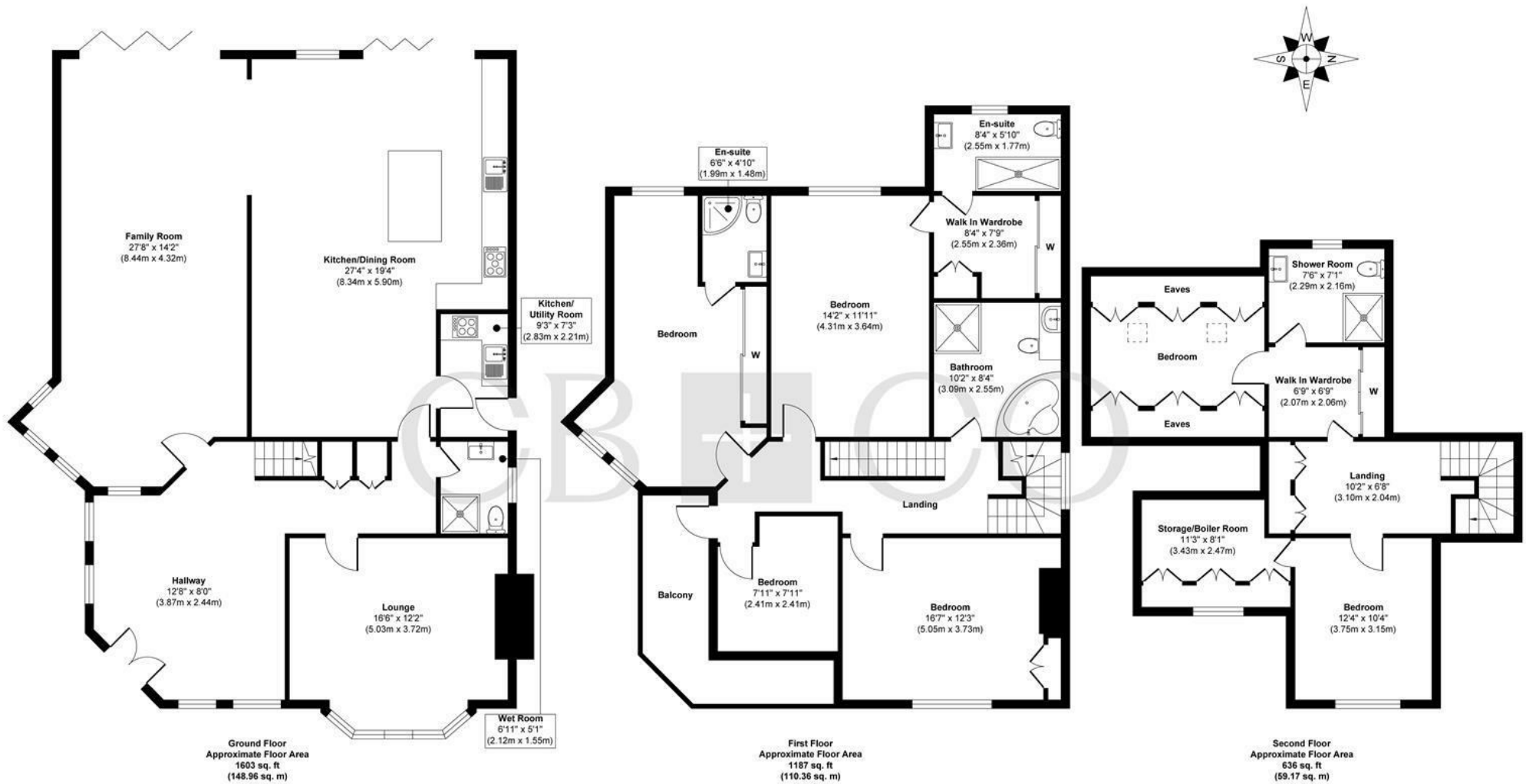








Snelston Crescent



Approx. Gross Internal Floor Area 3426 sq. ft / 318.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

3426.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

G

- Unique Opportunity To Purchase A Six-Bedroom Detached Family Home
- Electric Gated Entrance With Parking For At Least Six Cars
- Huge Welcoming Entrance Hall With Floor-to-Ceiling Dual-Aspect Windows
- Exceptional Open-Plan Family Room With Media Wall And Bi-Fold Doors
- Luxury Kitchen With Large Island And Breakfast Bar
- Separate Second Kitchen And Utility Room With a Door Leading Directly Outside.
- Four Bedrooms To The First Floor Including Two En-Suites
- First-Floor Balcony With Composite Decking And Glass Balustrade
- Large Powered Outbuilding Ideal For Home Office Or Gym
- Situated Within Littleover Community School Catchment Area

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

CURRAN BIRDS + CO