

# ALTON WAY, LITTLEOVER, DERBY

OFFERS IN EXCESS OF: £475,000

4 BEDROOM | 2 BATHROOM | 3 RECEPTION



# WELCOME TO ALTON WAY

SPACIOUS EXTENDED FAMILY HOME - A beautifully proportioned, extended detached four-double-bedroom residence, occupying a delightful position within the sought-after Highfields development on the edge of Littleover. Built by David Wilson Homes in 2021, this exceptionally spacious property provides over 1,800 sq ft of living accommodation and benefits from a superb garden room extension to the rear.

The property comprises: an entrance hallway, downstairs WC, stylish living room, study, impressive garden room with a large glazed lantern, utility room and a particularly spacious open-plan dining kitchen. To the first floor are four double bedrooms, including a generous principal bedroom with built-in wardrobes and a contemporary en-suite shower room. There is also a well-appointed four-piece family bathroom.

Externally, the property occupies an enviable position close to open green space and attractive pathway walks throughout the development. A generous driveway provides ample off-road parking and leads to a brick-built single garage. The delightful south-westerly facing rear garden has been designed for ease of maintenance, featuring an artificial lawn together with a paved patio and seating area.

# THE DETAIL

## The Detail

The property is entered through a double-glazed front entrance door, the entrance hallway has stairs rising to the first floor and a built-in storage cupboard, with access to the ground floor accommodation. The hallway provides access to the downstairs wc, study, living room and spacious dining kitchen.

The spacious dining kitchen is fitted with a comprehensive range of wall and base units incorporating granite work surfaces, together with appliances including a fridge and wine cooler. Double-glazed doors lead to the orangery, with a further window overlooking the front elevation. The utility room has plumbing for an automatic washing machine and a double-glazed door providing outside access.

The spacious living room features double-glazed double doors opening into the orangery, along with a double-glazed bay window to the side elevation. The orangery provides an excellent additional living space, with double-glazed doors leading to the garden, further windows and an air-conditioning and heating unit. A study with a double-glazed front window completes the ground floor.

To the first floor, the landing provides access to four bedrooms and the family bathroom. The spacious principal bedroom suite benefits from a built-in wardrobe, side-facing double-glazed window and en-suite shower room. Bedroom two has fitted wardrobes and windows to the front and side elevations, while bedrooms three and four both feature fitted wardrobes, with bedroom four having a rear-facing window. The family bathroom is fitted with a panelled bath, separate shower enclosure, pedestal wash hand basin, close-coupled WC, heated towel rail and double-glazed window.

Outside, a driveway provides parking for multiple vehicles and leads to a detached garage. A double-glazed door provides access from the garage to the enclosed rear garden, which also benefits from gated access and is designed for low maintenance, with an artificial lawn.

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## The Location

Located within the popular Highfields development in Littleover, this property offers excellent access to local amenities and nearby green spaces, perfect for those who enjoy countryside walks.

The home is served by the well-regarded Highfields Spencer Academy Primary School and falls within the catchment area for John Port Spencer Academy, making it ideal for families. Private education is also available nearby at Derby High School, Derby Grammar School for boys and Repton School are all located within easy access of this location.

On the estate, residents benefit from a convenient Co-op store, while nearby Littleover Lodge and The Hollybrook pubs offer popular dining and socialising options. Further amenities can be found in Littleover Village and Mickleover, both offering a good range of shops, cafés, and services.

The location is well-suited for commuters working at Rolls-Royce and Derby Royal Hospital. For leisure, Mercia Marina is close by, providing a popular spot for shopping, dining, and canal walks.

## AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

















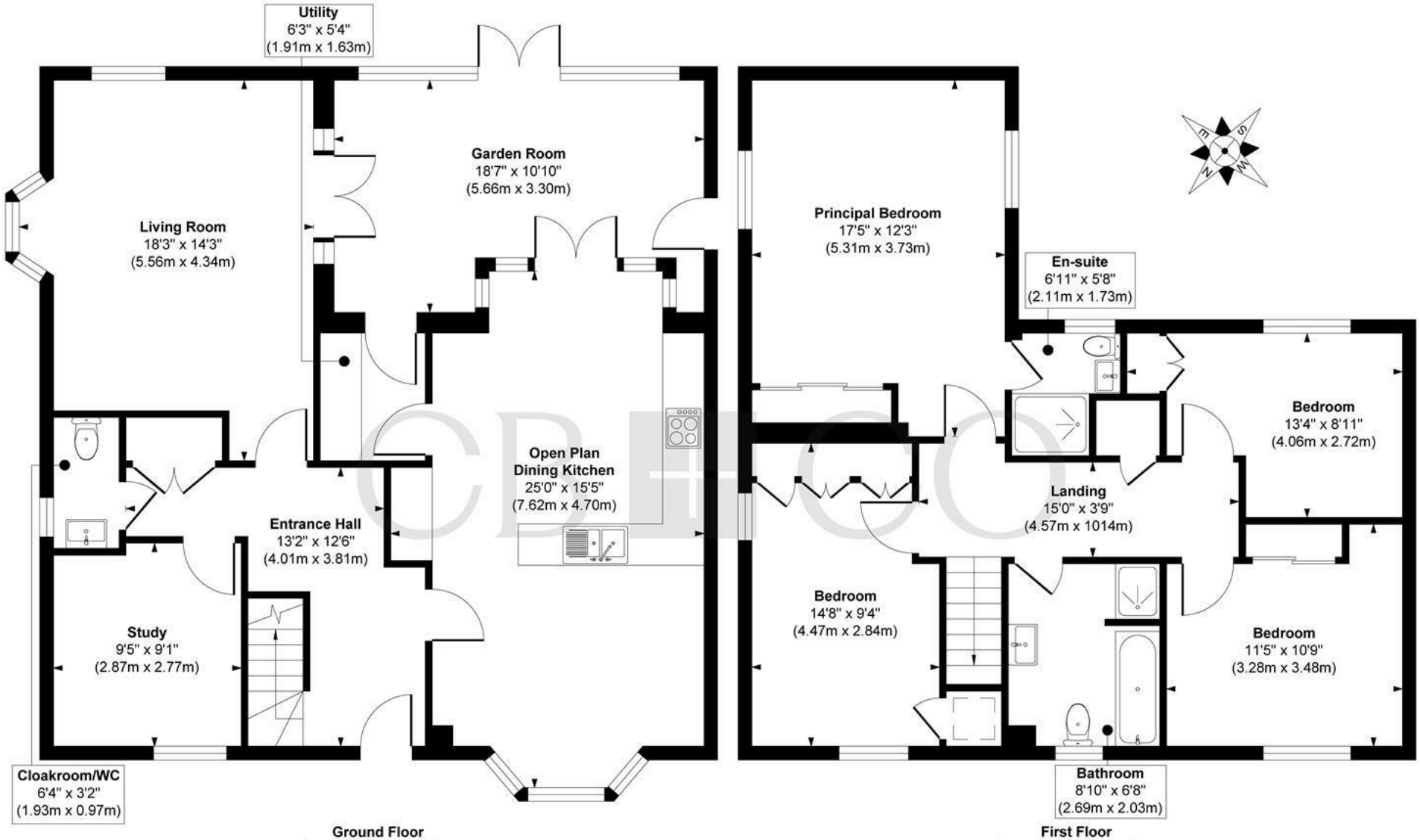








# Alton Way, Highfields, Littleover, Derby




**Ground Floor**
**Approximate Floor Area**
**1033 sq. ft**
**(95.96 sq. m)**

**First Floor**
**Approximate Floor Area**
**780 sq. ft**
**(72.46 sq. m)**

**Approx. Gross Internal Floor Area 1813 sq. ft / 168.42 sq. m**

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

Produced by Elements Property

# THE PARTICULARS

APPROX

1813.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

E

- Spacious Extended Modern Detached Family Home
- Built by David Wilson Homes in 2021 - NHBC Guarantee Remaining
- Over 1800 Square Feet of Living Accommodation
- Entrance Hallway, WC, Study, Living Room & Extended Garden Room
- Spacious Open Plan Dining Kitchen with Separate Utility Room
- Four Double Bedrooms & Four Piece Bathroom Suite
- Spacious Principal Bedroom with En-Suite
- Generous Driveway & Brick Built Single Garage
- South West Facing Rear Garden - Low Maintenance with Artificial Lawn
- No Chain Involved

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DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO



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