

PENNYCRESS CLOSE, LITTLEOVER, DERBY

PRICE £535,000

4 BEDROOM | 2 BATHROOM | 3 RECEPTION



WELCOME TO PENNYCRESS CLOSE

LITTLEOVER SCHOOL CATCHMENT AREA - A most spacious four double bedroom 'David Wilson' built detached family home, located in this delightful cul-de-sac position in the highly sought after Heatherton village. This property would be Ideally suited to a growing family, this well-proportioned property offers spacious accommodation throughout with generous room sizes.

The accommodation briefly comprises an entrance hallway, downstairs wc, lounge with bay window, separate dining room, study with rear bay window, breakfast kitchen and separate utility room. Upstairs, the first floor semi-galleried landing provides access to all four double bedrooms and a contemporary four piece bathroom, The spacious primary bedroom also has a contemporary en-suite shower room.

Externally, the property is set back from the road behind a block-paved and tarmac driveway, providing ample off-road parking and access to the integral double garage with EV charging point. To the rear is a good-sized garden, mainly laid to lawn with well-stocked flower beds and borders.

THE DETAIL

The accommodation is entered via a welcoming entrance hall with staircase to the first floor and guest cloakroom. The generous lounge features an attractive Adam-style fireplace and a double-glazed bay window to the front, with multi-pane doors opening into the family room which enjoys direct access to the rear garden through sliding patio doors. A separate dining room with bay window overlooks the garden.

The breakfast kitchen is fitted with a range of base units, roll-edge work surfaces and tiled splashbacks, together with an integrated gas hob, double oven and grill, dishwasher and fridge. A separate utility room offers additional storage and workspace, along with access to the garage and garden.

To the first floor, a semi-galleried landing leads to four well-proportioned bedrooms and the family bathroom. The primary bedroom benefits from fitted wardrobes and a re-fitted contemporary en-suite shower room. Bedroom two also features fitted wardrobes and useful eaves storage, while bedrooms three and four both include fitted wardrobes and enjoy views over the rear garden. There is also a most spacious re-fitted four piece contemporary bathroom with bath and a separate shower.

Outside, the property has a double width tarmacadam driveway with additional block paved parking area. There is also access to a double integral garage with EV charging point. There is also a useful storage shed located at the side of the property. There is gated access to the side with pathway access leading to a delightful landscaped enclosed rear garden which features a generous decked seating area overlooking a gently sloping lawn with well-stocked herbaceous borders, all enclosed by timber fencing to create an attractive and private outdoor space.

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The Location
Pennycress Close is situated in the sought-after Heatherton Village area, set win the desireable suburb of Littleover known for its strong sense of community and excellent local amenities.

Heatherton Village offers a Doctors surgery, local Church and a parade of shops including a supermarket, pharmacy and Zanfish fish and chip shop. There is also the popular Hollybrook Tavern Pub and Bollywood Indian Restaurant. Littleover Village Centre also provides independent shops, cafes, pubs, and convenient services, enhancing the area's appeal.

The property is within the catchment area for the highly regarded Littleover School. Private education is also available close by with the property being located within a short walking ditance of Derby Grammar School and also within easy access of Derby High School.

Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Littleover also offers recreational facilities, green spaces, and a range of dining options, ensuring a lifestyle that blends convenience with comfort.

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.

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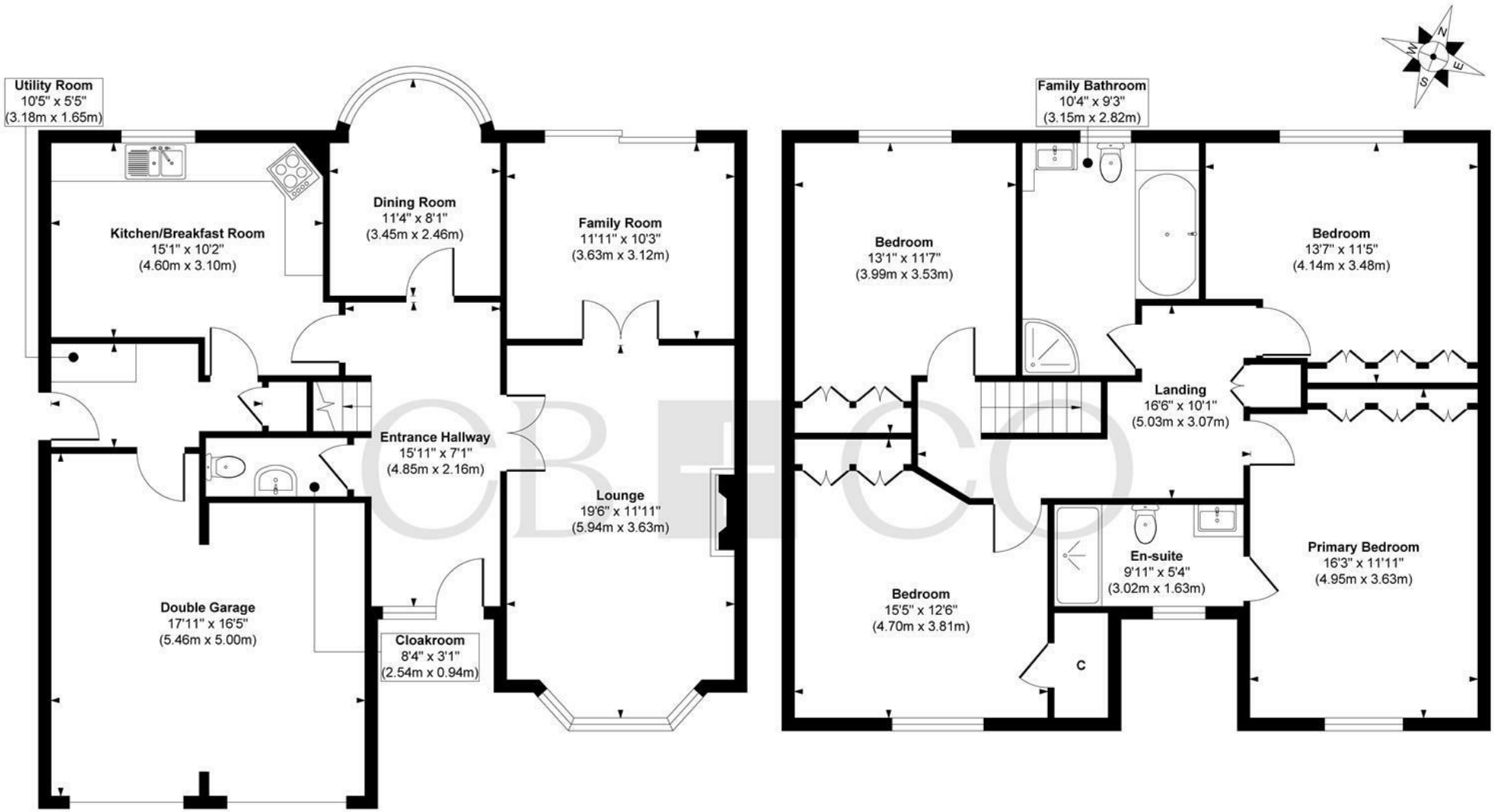








Pennycress Close, Heatherton Village, Littleover, Derby



Ground Floor
Approximate Floor Area
1107 sq. ft
(102.84 sq. m)

First Floor
Approximate Floor Area
1032 sq. ft
(95.87 sq. m)

Approx. Gross Internal Floor Area 2139 sq. ft / 198.71 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

2139.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Spacious 'David Wilson' Built Detached Family Home
- Littleover School Catchment Area
- Delightful Cul-de-Sac Position in the Highly Sought after Heatherton Village
- Over 2100 Square Feet of Floor Area Including Double Integral Garage
- Entrance Hallway, WC, Lounge, Dining Room & Study
- Breakfast Kitchen & Separate Utility Room
- Four Double Bedrooms, Contemporary Bathroom & En-Suite
- Wide Driveway with EV Charger & Double Integral Garage
- Delightful Landscaped Rear Gardens
- Close to Excellent Local Shops & Easy Access to the Royal Derby Hospital

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DARLEY ABBEY MILLS

THE MILLS

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Darley Abbey Mills
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MICKLEOVER

THE STUDIO

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