Appledown Way

Littleover, Derby, DE23 3YU

John German



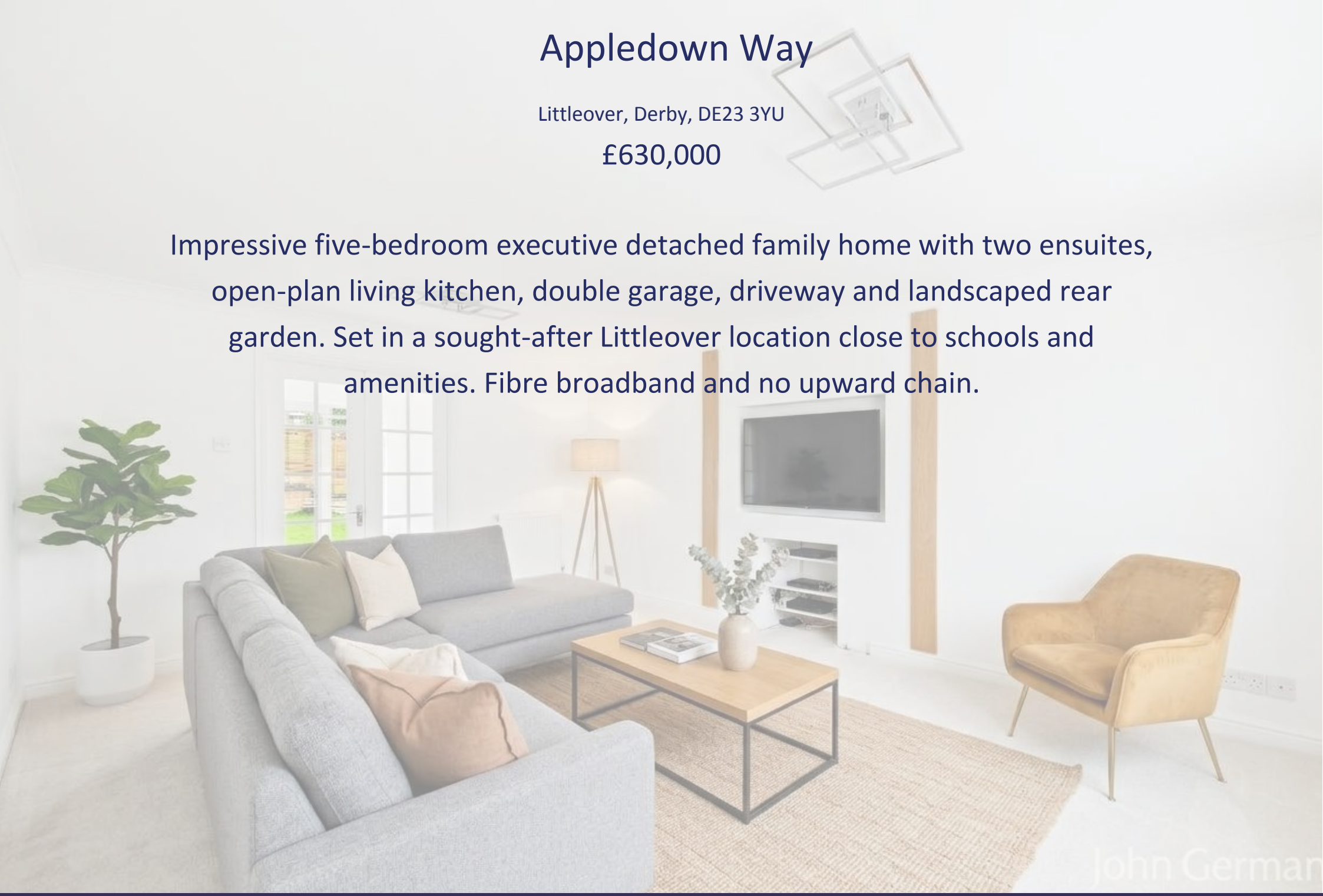


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Littleover, Derby, DE23 3YU

£630,000

Impressive five-bedroom executive detached family home with two ensuites, open-plan living kitchen, double garage, driveway and landscaped rear garden. Set in a sought-after Littleover location close to schools and amenities. Fibre broadband and no upward chain.



A well-presented five-bedroom executive detached family home, situated in a highly sought-after location that is particularly well suited to families, with convenient access to local amenities and good schools. The location is also convenient for the Royal Derby Hospital and Derby city centre, with good road links to the A38, A50 and wider motorway network, making it a practical choice for families and commuters alike. The property benefits from fibre to the property, Cat6a ethernet connections in most rooms and a Nest thermostat, making it particularly practical for home working and modern family living. The ground floor provides versatile accommodation, including a living room, separate dining room and an open-plan living, dining and kitchen area, along with a utility room and guest cloakroom.

Upstairs, the master bedroom benefits from its own ensuite, with a second ensuite serving bedroom two. Three further double bedrooms and a family bathroom provide ample accommodation for a growing family. Externally, the property has a well-presented rear garden, an integral double garage and a driveway providing off-street parking. Offered for sale with no upward chain, this spacious detached property represents an ideal family home in a convenient and desirable location.

A composite entrance door opens into the reception hallway, with doors leading to the guest cloakroom, sitting room and open-plan living dining kitchen.

The living dining kitchen is a bright, dual-aspect space with windows to the rear and side, together with uPVC doors opening onto the rear garden. An opening leads through to the formal dining room, creating a practical and flexible layout for everyday family living and entertaining.

The kitchen area has tiled flooring and rolled-edge preparation surfaces incorporating a composite one-and-a-half bowl sink with adjacent drainer and chrome mixer tap. Tiled splashbacks complement a range of fitted cupboards and drawers, together with integrated appliances including a fridge freezer, double electric oven and grill, dishwasher and four-ring gas hob. Wall-mounted cupboards provide further storage, while a peninsula provides an additional seating area.

The utility room continues the tiled flooring and includes a useful under-stairs storage cupboard. There are rolled-edge preparation surfaces with an inset stainless steel sink, adjacent drainer and chrome mixer tap, with tiled splashbacks and storage beneath. There is space and plumbing for a washing machine and separate tumble dryer, together with a wall-mounted boiler and extractor fan. A door leads directly into the integral double garage, which has power and lighting, one manually operated roller door and one electrically operated roller door, together with an electric vehicle charging point.

The guest cloakroom is fitted with a wall-hung wash hand basin with chrome mixer tap, wall-hung WC and extractor fan.

The semi-galleried first-floor landing provides access to the bedrooms and family bathroom. There is also a loft hatch with pull-down ladder leading to a partially boarded loft space.

Bedroom one is a spacious double bedroom with fitted wardrobes and a door leading to the ensuite. The recently fitted ensuite includes a wall-hung Duravit wash hand basin with Grohe mixer tap. Bedroom two is also a spacious double bedroom with fitted wardrobes and access to its own recently fitted ensuite, which includes a wall-hung Duravit wash hand basin with Grohe mixer tap.

Bedroom three is a double bedroom with fitted wardrobes. Bedroom four is a double bedroom with fitted wardrobes. Bedroom five is a double bedroom with fitted mirrored sliding wardrobes, together with a fitted desk, cupboards and LED strip lighting, making it well suited for use as a bedroom, study or home-working space.

The family bathroom is fitted with a low-level WC, bath with chrome mixer tap and rainfall shower head, and two circular wash hand basins with mixer taps and vanity drawer storage beneath. There is also an extractor fan and shaver point.

Outside, the well-presented rear garden includes a paved patio seating area and laid lawn, with boundaries formed by a mixture of walling, timber fencing and modern composite fencing. To the front, a recently laid tarmac driveway provides off-street parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Some images may have been digitally enhanced using AI technology.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derby City Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30092026

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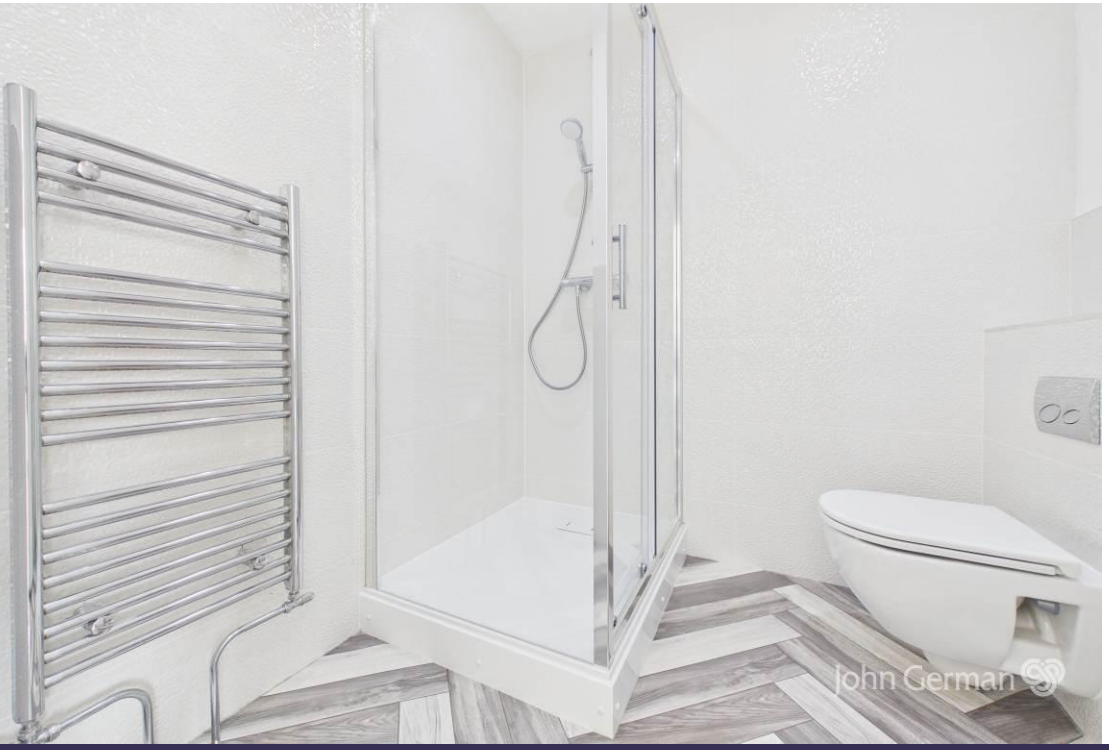

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Ground Floor





Floor 1

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Approximate total area(1)

188.4 m²

2029 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

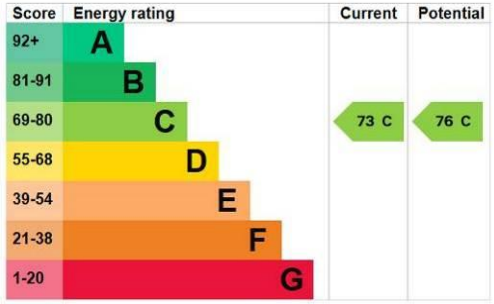
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