



TUTBURY AVENUE, LITTLEOVER, DERBY

PRICE £450,000

4 BEDROOM | 2 BATHROOM | 3 RECEPTION



WELCOME TO TUTBURY AVENUE

IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME WITH GENEROUS GARDEN AND EXCELLENT ENTERTAINING SPACE – This beautifully proportioned four-bedroom detached home offers an impressive combination of spacious accommodation, versatile living areas and a generous rear garden, making it an excellent choice for modern family life.

The heart of the home is undoubtedly the impressive open-plan kitchen, dining and living space, providing a sociable setting for everyday family time as well as entertaining. With direct access onto the garden and plenty of room for both dining and relaxed seating, this is a space designed around the way families live today.

The property also benefits from a separate lounge, dedicated study, useful utility room and downstairs WC, whilst upstairs are four generous double bedrooms, including a principal bedroom with en-suite facilities.

Outside, the larger-than-average rear garden provides several areas for relaxing, dining and entertaining, including a substantial patio, lawn, additional seating area and attractive pergola. A tandem driveway, single garage and electric vehicle charging point add further practicality.

THE DETAIL

The Detail

This impressive detached family home immediately creates a welcoming first impression, with a large entrance hallway featuring tiled flooring, useful understairs storage and decorative panelling rising up the staircase. The ground floor provides an excellent balance of formal and informal living, beginning with a spacious lounge positioned to the front of the property. A bay window provides plenty of natural light, whilst the generous proportions offer ample space for comfortable furnishings. There is also a dedicated study, making an ideal home-working space.

The main living area is the superb kitchen, dining and living space, which is fully tiled throughout and designed to provide a wonderful social hub for the household. The kitchen incorporates integrated appliances including a dishwasher, oven, gas hob, extractor fan and fridge freezer, complemented by wood-effect worktops. The dining area provides space for a large family table, with patio doors opening onto the garden. A large storage cupboard is also incorporated within this space, whilst the adjoining living area offers room for sofas.

A separate utility room features matching cabinetry, worktop space and provision for both a washing machine and tumble dryer, with direct access to the driveway. A downstairs WC with tiled flooring and heated towel rail is also provided.

Upstairs, there are four generous double bedrooms. The principal bedroom benefits from dual-aspect windows, including two to the front, together with an en-suite shower room featuring a mains shower, wash basin, WC and heated towel rail. Three further well-proportioned double bedrooms provide excellent flexibility for family, guests or additional working space. The family bathroom includes a bath with mains-fed shower and rainfall shower head, wash basin and WC. The landing provides loft access and a useful double cupboard incorporating the water tank while retaining valuable storage space. The loft has also been boarded.

Outside, the front garden is complemented by a tandem driveway running alongside the property and leading to a single garage with pitched roof. An electric vehicle charging point is also provided. The rear garden is a particular highlight, being larger than average for a newer development. A substantial lawn sits alongside a large patio finished with modern paving, while a further tiled seating area at the bottom of the garden creates another excellent spot for outdoor entertaining, complete with a wooden-built pergola.

Situated in the popular area of Littleover, the property is well placed for access to a range of everyday amenities, local schools, leisure facilities and transport connections. Littleover offers a well-established community with local shops, cafés, restaurants and services, whilst Derby city centre is readily accessible by road and public transport. The area is also well served by schools, including Littleover Community School and a number of nearby primary schools. For leisure, Gayton Swimming Pool is located within Littleover, with further sporting facilities available at Moorways Sports Village. The wider road network provides convenient connections towards Derby and beyond, while local bus services provide regular links into the city.

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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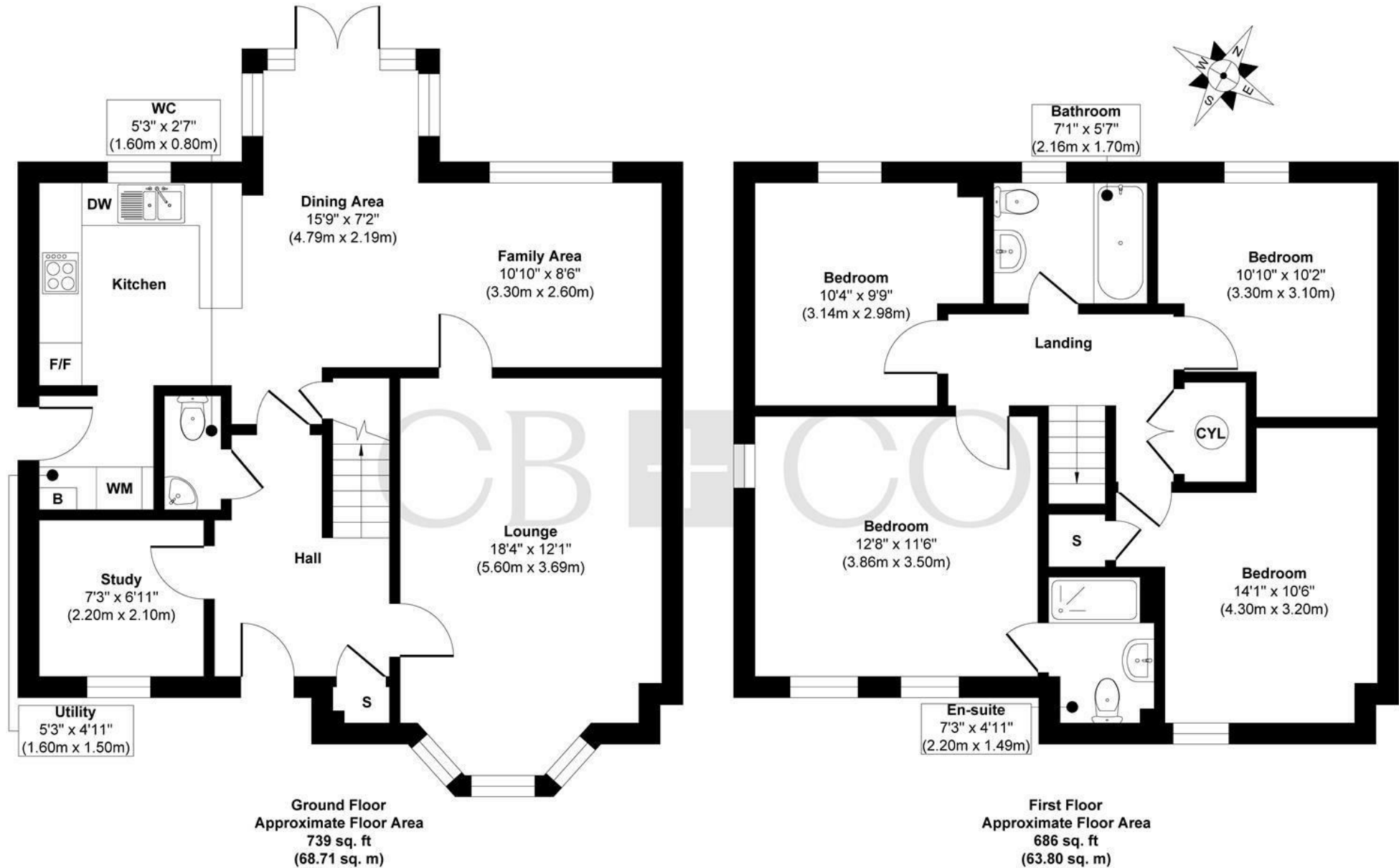








Tutbury Avenue



Approx. Gross Internal Floor Area 1425 sq. ft / 132.51 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1425.00 sq ft

EPC RATING

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COUNCIL TAX BAND

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- IMPRESSIVE DETACHED FAMILY HOME – A spacious detached property offering generous accommodation and a versatile layout ideal for modern family life.
- SPACIOUS KITCHEN, DINING AND LIVING AREA – A superb open-plan space forming the heart of the home, with plenty of room for family life and entertaining.
- SEPARATE GENEROUS LOUNGE WITH BAY WINDOW – A bright and spacious reception room with a feature bay window and plenty of space for comfortable furnishings.
- DEDICATED HOME OFFICE OR STUDY – A useful separate study positioned to the front of the property, ideal for working from home or as a quiet workspace.
- FOUR GENEROUS DOUBLE BEDROOMS – Four well-proportioned double bedrooms offering excellent space and flexibility for family living, guests or home working.
- PRINCIPAL BEDROOM WITH EN-SUITE – A generous dual-aspect bedroom with two front-facing windows and a useful en-suite shower room.
- LARGER-THAN-AVERAGE REAR GARDEN – A generous garden for a newer development, featuring a large lawn and several areas for relaxing and entertaining.
- MULTIPLE PATIO AND SEATING AREAS – A substantial main patio is complemented by a further tiled seating area at the bottom of the garden.
- TANDEM DRIVEWAY AND SINGLE GARAGE – A tandem driveway runs alongside the property and leads to a useful single garage with pitched roof.
- ELECTRIC VEHICLE CHARGING POINT – A dedicated electric vehicle charging point provides a useful modern addition for electric vehicle owners.

DARLEY ABBEY MILLS

THE MILLS

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

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MICKLEOVER

THE STUDIO

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