



Woodlands
18 Park Lane | Littleover | Derby | Derbyshire | DE23 6FX

WOODLANDS



Set within an exclusive gated development, Woodlands is a beautiful home located centrally in the convenient area of Littleover and offering exceptional family friendly accommodation.



There is an abundance of space with the home offering four reception rooms including a lovely breakfast kitchen, which is open plan to the dining area and there are five genuine double bedrooms to the first floor, with two ensembles, plus a family bathroom. The home also has a triple garage, above which, there is an independent annexe space, perfect for ancillary accommodation, or for those looking for a home with office space or a leisure suite.

The grounds are also a real feature of this home. Set on 0.63 acres and the last home on the bespoke gated development, there is plenty of parking to the front and the gardens offer great privacy, landscaped patios and include a wooded area.

Location wise, there is ease of access of the excellent local public and private schools and within easy reach of all the commuting link roads nearby and a whole host of local amenities within walking distance. This is a real hidden gem of a location and an early viewing is highly recommended to appreciate all on offer.

GROUND FLOOR

As you enter Woodlands, you are greeted with a gorgeous spacious hallway with a split staircase rising to a galleried landing area. The entrance is flooded with light and features oak engineered floorboards which run through the whole hallway. There is useful coat store and ground floor cloakroom with WC and wash hand basin and then doors lead off to all rooms.

The principal lounge is a lovely room with a central stone fireplace and hearth with an inset gas fire and is dual aspect with doors leading out to the rear terrace. There is an additional snug room with oak engineered flooring matching the hallway and again having French doors to the rear. The conservatory with the home overlooks the rear gardens and has radiators making this an all-year round reception area. There is also a very well-appointed study which overlooks the front of the home with built in desk and book shelving making this an ideal space for homeworkers.

The heart of the home has to be the open plan kitchen and dining room. The dining area has a multi fuel burner and matching oak flooring and then has sliding doors leading through to a well-appointed traditional kitchen featuring plenty of storage options and granite effect work surfaces with sink unit inset. There is space for a range cooker and integrated dishwasher and window overlooking the rear gardens. There is also a sizeable utility room with usual plumbing and a sink unit which in turn leads to a pantry store.









SELLER INSIGHT

“ This magnificent, spacious, family home is one of three exclusive properties accessed via a private driveway. Located in the urban village of Littleover, the house is conveniently close to local schools, both state and independent, alongside a wealth of useful amenities.

The owners were living in a rural location but required to be closer to the centre of the city for schools, alongside efficient road and rail links, essential for professional requirements. They adored the setting of this house in its quiet, enclosed, enclave, surrounded by beautiful mature trees. They purchased the house 'off plan' and were able to add several enhancements to suit their needs; and it has been the perfect family home for the past twenty years.

The impressive large hallway is bright and provides an immediate welcome to everyone. There is a sequence of unfolding rooms, providing a natural rhythm throughout, with each room containing its own individuality. A home of elegance and style but, first and foremost, it is a magnificent family home, one with a flexible and adaptable layout which has worked so well during the twenty years the family have lived here. In addition, above the triple garage is a spacious room, variously used over the years, as a games room, 6th bedroom, office, and party space. With its own shower room, it is a very adaptable area.

The house sits amidst its beautiful garden in this outstanding setting, which can truly be described as an oasis of peace and tranquillity. With such internal and external space, the owners enjoy relaxed or formal entertaining. Many large gatherings have taken place here, particularly the joyous occasions after family weddings when many guests have been entertained for post wedding breakfast or lunch the next day.

Beautifully tucked away, but the rail station is just ten minutes from the house with schools within easy walking distance. The local shops are very convenient but larger supermarkets are nearby. There are several open spaces within easy reach and Littleover offers many opportunities to pursue individual interests including sport and leisure pursuits.

The owners are moving to another part of the country to be closer to their family. They emphasise what a brilliant family home this has been and wish they could just lift it up and take it, together with its fabulous location, with them.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





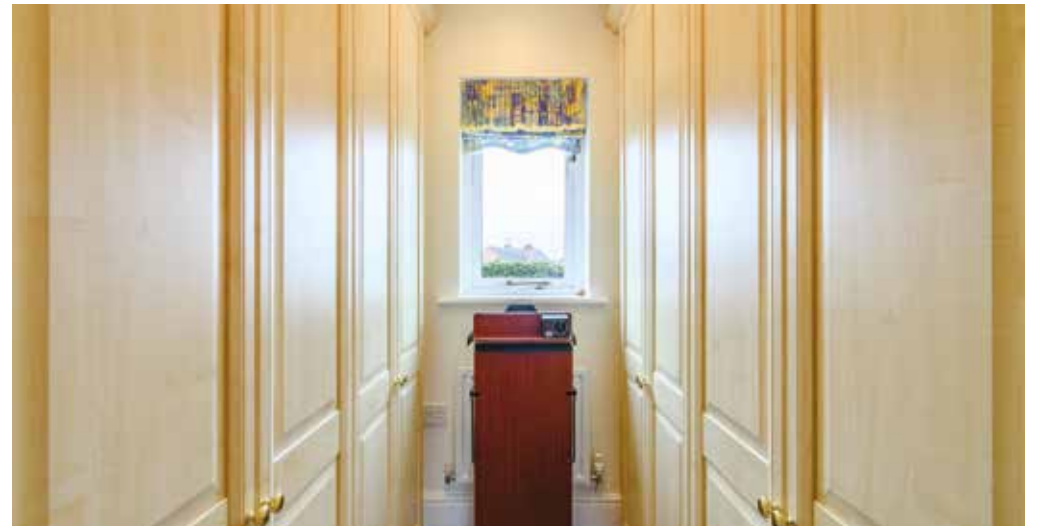




FIRST FLOOR

To the first floor there is a lovely galleried landing featuring storage cupboards and doors lead off to five genuine double bedrooms. The largest has a dressing area with built in wardrobes and an ensuite shower room. There is a guest bedroom which features an ensuite bathroom and two of the further bedrooms also feature fitted wardrobes. There is also a family bathroom featuring a corner bath, wash hand basin, WC and a separate walk-in shower enclosure.













The home is located at the end of a gated development of just three exclusive homes and has a sweeping gravel driveway leading to the triple garage in front of which there is a block paved parking area. The grounds total 0.63 of an acre and feature a variety of seating areas and landscaped borders and there is a wooded area immediately beyond the garage. The home offers amazing privacy despite being centrally located within Littleover

The triple garage has three independent up and over doors and to the rear there is a lobby area with a door leading off to a ground floor shower room. Above the garage is a most useful room which can be utilised as ancillary accommodation to the main home or would make an ideal working from home space or gym.





LOCAL AREA

The Park is a real hidden gem of location centrally located in the urban area of Littleover. Well regarded for both its state and private schools, Littleover has a whole host of amenities and this is all within a close walk from the home. It offers ease of access into Derby and also the commuting links roads of the A38 and A50. The Royal Derby Hospital is close by and there is a direct train line from Derby City Railway station into London.





INFORMATION

Services

Mains services are connected to the home for Gas, Electric and Water. The sewerage is via a pump system (adopted by Severn Trent) into mains drains.

Local Authority

Derby City Council

Viewing Arrangements

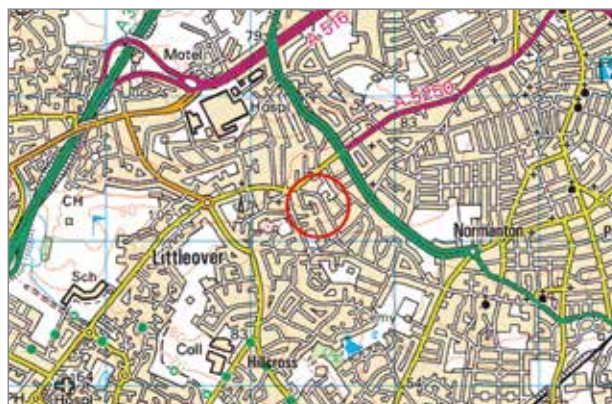
Strictly via the vendors sole agents Fine & Country on 01332 973888 or contact the agent Lee Armstrong on 07496 710557

Website

For more information visit www.fineandcountry.com/uk/derbyshire

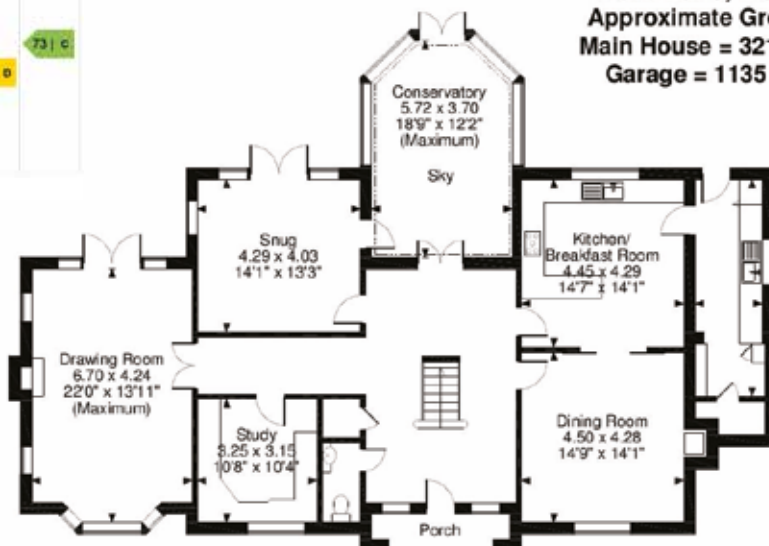
Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

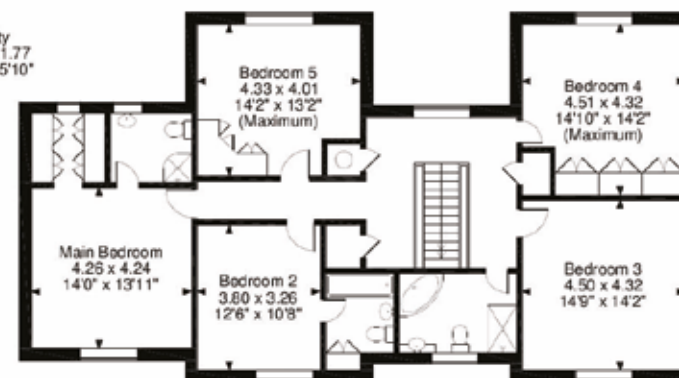


Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

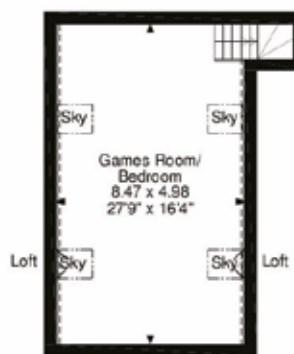
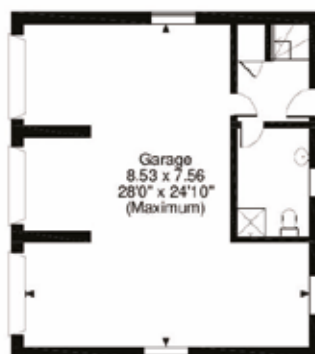
Park Lane, Littleover, Derby
Approximate Gross Internal Area
Main House = 3217 Sq Ft/299 Sq M
Garage = 1135 Sq Ft/105 Sq M



Ground Floor



First Floor



Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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