



## 4 Bed House - Detached

48 Pastures Hill, Littleover, Derby DE23 4BA

Guide Price £750,000 Freehold



4



3



nul



**Fletcher  
& Company**

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- Development Opportunity
- Planning Pending
- Large Three Storey, Seven Bedroom Detached Residence
- Extremely Spacious & Versatile
- Driveway & Detached Double Garage
- Large Rear Lawn
- Prime Position
- Littleover Community School Catchment Area
- Derby High School and Derby Grammar School

DEVELOPMENT OPPORTUNITY - Planning currently pending for a large contemporary styled three storey detached residence on a sizeable plot measuring just under half an acre. Planning portal ref PP-12515101.

Ground floor accommodation would comprise entrance hall, fitted guest cloakroom, fabulous open plan living space, separate study, formal lounge, snug and conservatory.

First floor accommodation would comprise a master suite with large double bedroom, en-suite bathroom and walk-in wardrobe, three further bedrooms all with en-suite facilities and separate WC.

The second floor would feature three further bedrooms and a shower room as well as a balcony.

The property is approached via a sweeping driveway which culminates in ample car standing and a detached double garage to the side. To the rear of the property is a very large lawn.

The existing property would be retained and extended to front, side and rear.

We would point out that there could be further development opportunity in the garden (subject to any necessary planning permission).

#### The Location

The property occupies a fine position towards the top of Pastures Hill, close to excellent schooling by way of Derby High School and Derby Grammar School as well as Littleover Community School and a reputable primary school. Littleover Village centre boasts an excellent range of amenities, a regular bus service into Derby City Centre and is also close to the ring road and large employers including Rolls Royce, Toyota and JCB.

## Garden



## Proposed Front



## Proposed Rear

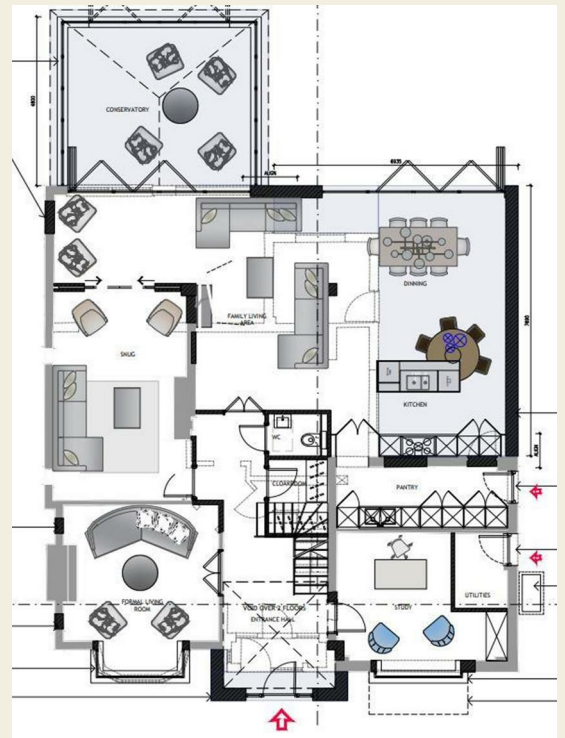


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## Proposed Side

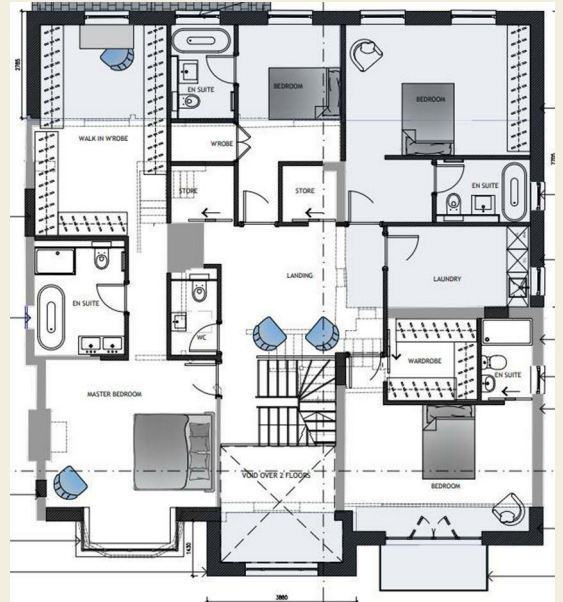


## Proposed Ground Floor Plan

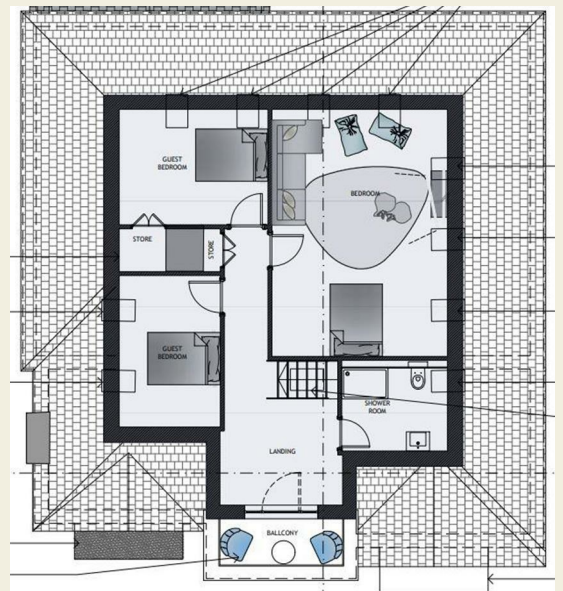


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## Proposed First Floor Plan



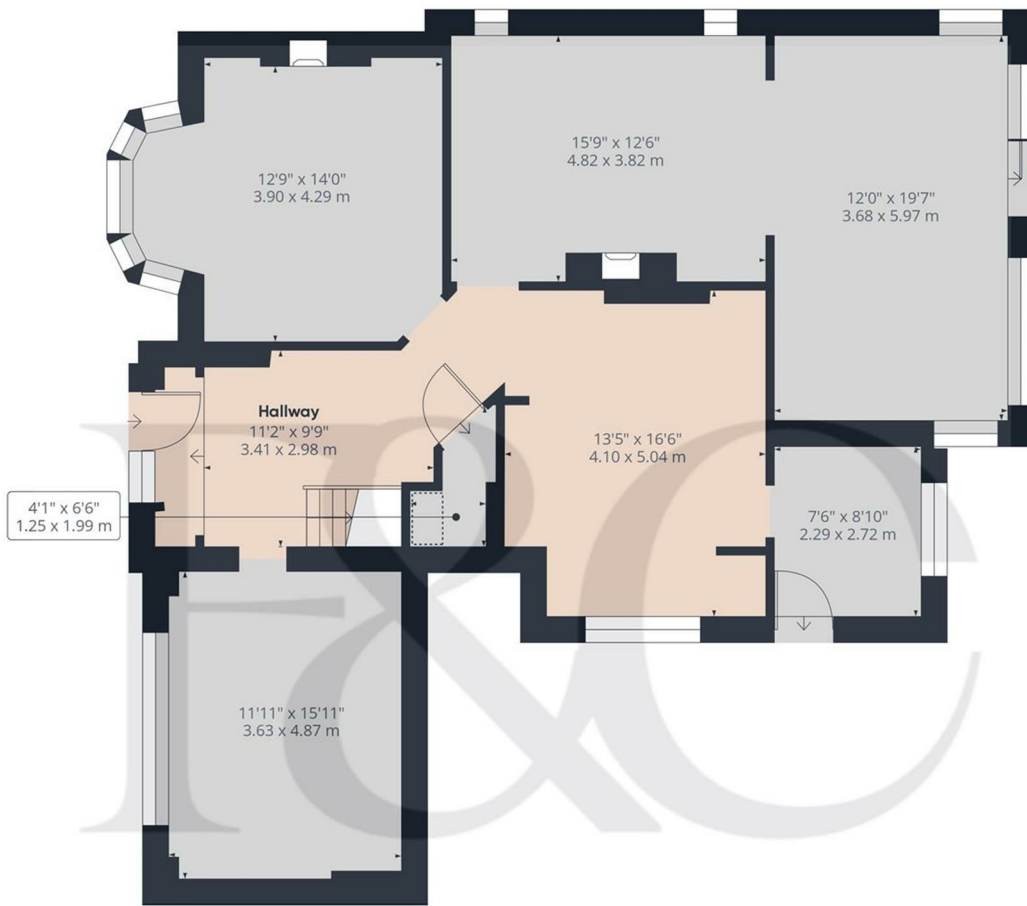
## Proposed Second Floor Plan



## Plan



Council Tax Band: TBC



Floor 0

**Approximate total area<sup>(1)</sup>**

1307.13 ft<sup>2</sup>  
121.44 m<sup>2</sup>

**Reduced headroom**

3.99 ft<sup>2</sup>  
0.37 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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