

Pastures Hill

Littleover, Derby, DE23 4AZ

John 
German





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Offers In Excess Of £800,000

First rate family home with extremely deceptive accommodation set on a sizable private plot, perfect for large families. An imposing entrance hall leads onto two very stylish reception rooms and an impressive dining kitchen but the star of the show has to be the exquisite indoor pool.

There are a range of local retail outlets in easy reach of the property as well as in the centre of Littleover and nearby Mickleover. The property falls within the catchment area for the noted Littleover Community School which is located opposite. Private education is also within walking distance at Derby High School and Derby Grammar School for boys. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital. Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network and there is a regular local bus service.

The property is gas central heated throughout with underfloor heating, double glazed windows and triple glazed windows (where stated). Entrance to the property is via a stylish hardwood entrance door with matching full height windows on either side throwing natural light into the impressive entrance hall. A wide staircase leads up to the first floor landing with neutral carpeting open spindles and hand rail, Karndean flooring in the hallway with under floor heating, ornate architraves and coved ceilings. Doors leading off to the ground floor living spaces.

The guest's cloakroom is fitted with a two piece white suite comprising low level WC, ceramic free standing wash hand basin with mixer tap and granite work surface over, built in cupboard beneath, Karndean flooring, under floor heating and extractor fan.

The dining room has a lovely triple glazed bay window overlooking the front elevation, Karndean flooring, feature fireplace with an elegant surround, granite hearth and inset log effect ornamental gas fire, coving to ceiling. There is open access to the which has a matching feature fireplace with ornate white fire surround, fitted this time with a log effect recess glass fronted gas fire and granite hearth, coving to ceiling, underfloor heating, Karndean flooring and two uPVC double glazed windows to side elevation. Bi-folding doors give access to the brick built conservatory fitted with uPVC double glazed windows, double glazed roof and French doors lead out onto the rear patio.

The large breakfast kitchen is fitted with a bespoke range of hand crafted wooden framed units with attractive panelled doors to front, granite work surfaces, central island, Villeroy & Boch 1 and a 1/2 bowl sink with drainer and traditional style mixer tap, Rangemaster gas oven, integrated Siemens dishwasher, two integrated fridges, one of which includes a freezer compartment plus recess for a standalone dual fuel range cooker with four ring hob. There are tiled splashbacks, extractor unit with detailed surround, Travertine tiled floor with under floor heating, ornate coving to ceiling, built in display cabinets with inset mirror along with a comprehensive range of built in cupboards, pan drawer units and display cabinets. A uPVC double glazed window overlooks the rear elevation and internal doors open to the utility room and pool room.

The utility room is located off the kitchen with Travertine tiled floor, plumbing for an automatic washing machine, built in roll edge work surface with storage area, space for a dryer and courtesy door into the garage.

The stunning brick built pool room has a vaulted ceiling with five velux double glazed windows to the side elevation, wide aluminium bi-folding doors to the side patio, uPVC double glazed French doors with matching side panel windows along with uPVC double glazed French doors to the rear elevation. The pool itself measures 31'4" x 8'. The room has a continuation of the Travertine tiled floor, built in bar area with granite top, feature tiled wall, feature timber clad wall with three extractor fans and a built in cupboard housing the heating equipment for the pool.

On the first floor stairs lead to a split level carpeted landing with a uPVC double glazed window to front elevation, doors lead off to five bedrooms, the main bathroom and the staircase leading to the loft rooms.

The master bedroom has two uPVC double glazed windows to the rear, a range of built in wardrobes, dressing table with built in drawer units and inset mirror, coved ceiling. The en suite shower room is fitted with a three piece suite comprising concealed cistern and low level WC, wash hand basin built into vanity unit with cupboards and drawers, curved glass corner shower cubicle with attractive tiling, recessed wall mounted shower unit with rain shower head, chrome heated towel rail, extractor fan, ornate coving to ceiling and uPVC obscure double glazed window to side elevation.

Bedroom two/the guest bedroom is a lovely room with a uPVC triple glazed window overlooking the front elevation, a comprehensive range of built in wardrobes, cupboards, drawer units and bedside drawer units, ornate canopy above bed with reading lights and ornate coving to ceiling. It has en suite bathroom featuring a claw foot roll top bath, Victorian style shower mixer attachment, corner pedestal wash hand basin, corner low level WC, tile effect flooring, extractor fan, ornate coving to ceiling and a uPVC obscure glazed window to side elevation.

Bedroom three has built in wardrobes, built in cupboards and a uPVC triple glazed window to front elevation. This room again has the benefit of its own en suite fitted with a three piece suite comprising pedestal wash hand basin, low level WC, curved glass shower with recessed wall mounted shower unit with rainfall shower head above, chrome heated towel rail, tile effect floor, extractor fan and uPVC obscure glazed window to side elevation.

Bedroom four has ornate coving to ceiling and a uPVC double glazed window to rear elevation.

Bedroom five is currently used as a dressing room with Karndean floor, uPVC double glazed window to side elevation, ornate coving to ceiling and a useful built in storage cupboard with hanging rail.

The main bathroom is fitted with a luxury four piece suite comprising tiled in bath, concealed cistern and low level WC, corner shower cubicle having a recessed shower unit with rain shower head above, ceramic tiled floor, Swarovski crystal taps to bath and sink, tiling to walls with border, feature sink with travertine top with under mounted ceramic white sink with an antique effect wooden cupboard below.

Off the landing an enclosed carpeted staircase leads to the second floor attic bedroom six which has limited head room, two Velux windows to rear elevation, central heating radiator with decorative cover and built in storage cupboards built into the recess. There is open plan access to two large attic storage areas, one of which has a Velux window and has been used as a kids gaming room.

The property is set well back from the road on a slightly elevation position behind a secure walled boundary with wrought iron railing details on top of the rendered wall. The impressive entrance has two brick pillars and remote controlled wrought iron sliding gate opening to a generous block paved driveway providing off road car standing for several vehicles and giving access to the garage that has power and lighting connected, a remote controlled up and over door, two wall mounted combination boilers, access to an alarm system and electrical fuse box.

The rear garden has an extensive paved patio area with gravelled borders leading onto a generous lawn with a timber decked at the rear of the garden. The garden offers a surprising degree of privacy and is not overlooked. There is a garden store with built in shelving, useful roof storage space, power and light along with an access door to the rear leading to a side pathway which in turn leads to the rear garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction:

Parking: Drive

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/>

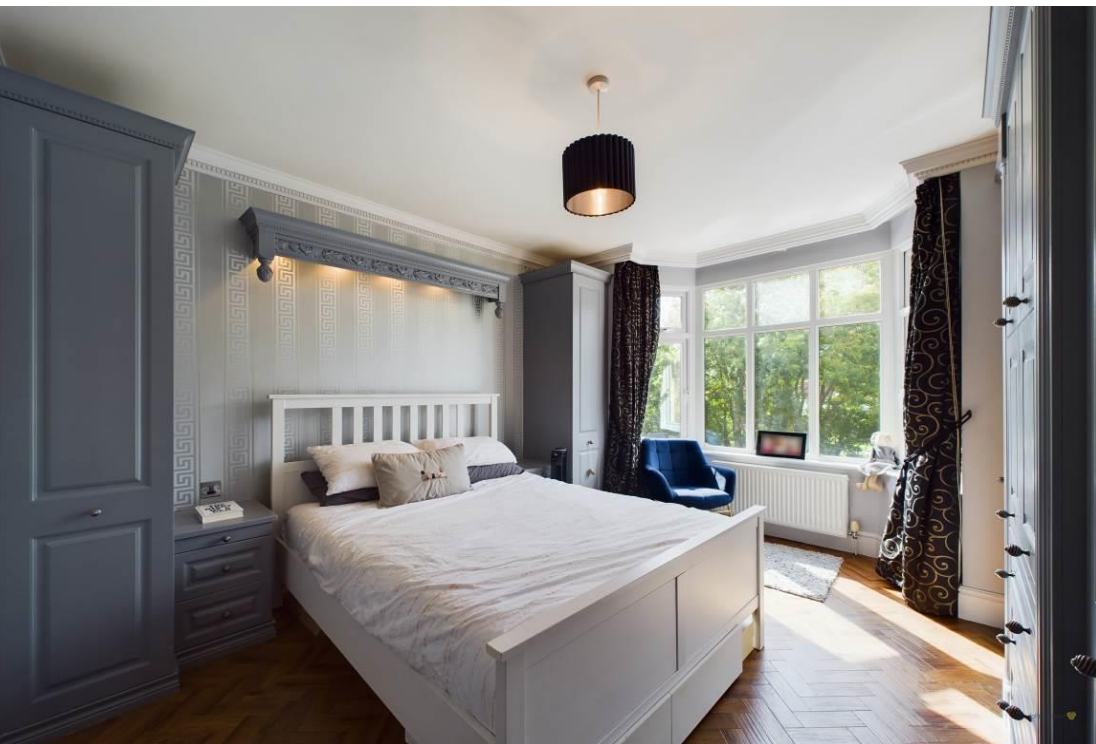
Local Authority/Tax Band: Derby City Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10072024









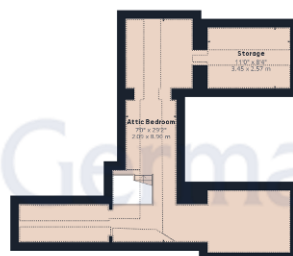




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3262.76 ft²


303.12 m²

Reduced headroom

1515.88 ft²

140.83 m²

(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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Agents' Notes

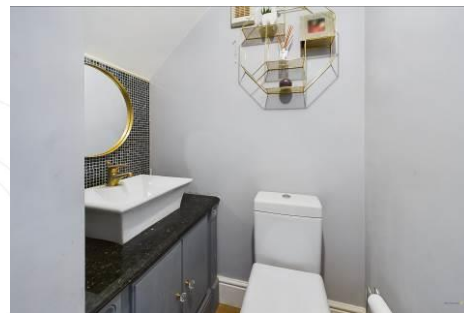
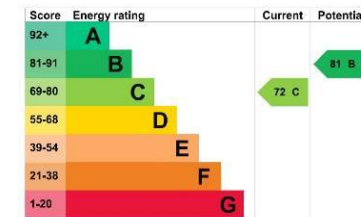
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