

# Haven Baulk Lane

Littleover, Derby, DE23 4AG

John  
German






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£550,000



Beautifully styled modern home with a great layout perfectly suited to modern living and offering lots of flexibility. Thoughtful design features and high-quality fittings create a stunning high-end finish. Located within Littleover Community School catchment, excellent local amenities and transport links.

Finished with a superb eye for detail, no expense has been spared creating a luxurious and yet warm and inviting family home, which includes a number of imaginative storage solutions, replacement aluminium double glazing and underfloor heating throughout the majority of the ground floor.

Entrance to this stunning home is via an impressive entrance hall which features bespoke built in storage incorporating bench seating and accent lighting. Stairs rise to the first floor landing and tiled flooring runs through to all of the ground floor living spaces.

The sitting room features a lovely bay window and a log burning stove. Double doors lead through to the main family living space whilst on the opposite side of the hallway is the snug which could be used for a number of purposes including a fifth bedroom.

The family living and dining area is fabulous large and open space with plenty of natural light coming from bi-fold doors which overlook the garden and ceiling skylights. There are very generous clearly defined living and dining spaces with bench seating in the dining space and built-in storage to the living area. The kitchen area is fitted with an extensive range of storage units including a pantry cupboard and a hide away appliance/coffee station, a central island with breakfast bar, Quartz worktops, integrated sink unit and a full range of integrated appliances including a two full size eye level ovens, fridge, freezer and dishwasher, halogen hob with extractor hood over.

Located off the kitchen is a very useful laundry room with lots of built-in storage, space for washing machine and tumble dryer as well as a dog wash station, perfect for your pampered pooch but this could easily be replaced with a standard sink unit if required. There is also a luxurious ground floor shower room which is fully tiled and fitted with a concealed flush WC, wash basin and shower enclosure.

On the first floor, the master bedroom has fitted wardrobes that cleverly conceal the entrance into a fully tiled en-suite shower room fitted with a concealed flush WC, vanity wash basin with storage beneath and double shower enclosure.

There are two further double bedrooms and a fourth single bedroom all served by a luxury family bathroom fitted with a concealed flush WC, vanity wash basin with storage beneath and a bath with shower over.

Outside, the property is set well back from the road behind a gravelled driveway providing extensive off road parking. The fully enclosed rear garden is a great size and has been landscaped with a paved patio area adjacent to the house which incorporates an outdoor seating area. The extensive lawn leads to decking and a stylish garden cabin located at the end. The cabin is currently used as a home gym but would make a great home office or garden room.

About the area: There are a range of local retail outlets within walking distance of the property as well as in the centre of Littleover and nearby Mickleover. The property falls with-in the catchment area for the highly regarded Littleover Community School and there are a number of local schools covering all age ranges including private education 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.

**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.

**Property construction:** Standard

**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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/03122024

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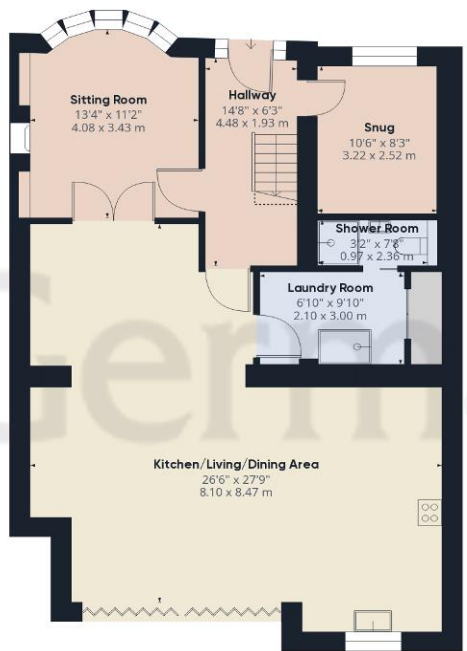




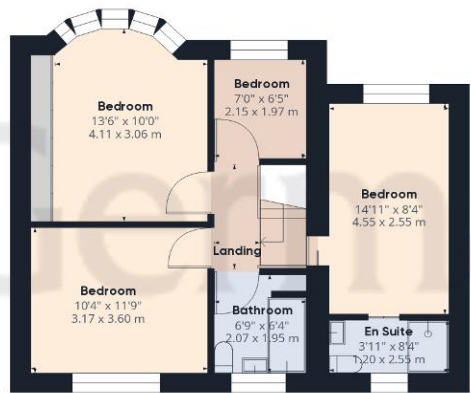








Ground Floor



Floor 1

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

1571.22 ft<sup>2</sup>  
145.97 m<sup>2</sup>

Reduced headroom

10.66 ft<sup>2</sup>  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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