

# Dovestone Gardens

Littleover, Derby, DE23 4EJ

John German



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£775,000

Spectacular modern home, incredibly spacious and beautifully appointed accommodation, immaculate throughout with three excellent reception rooms and a lovely large living dining kitchen, large master suite and guest bedroom both ensuite, generous driveway, double detached garage and landscaped gardens.



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Locality & Amenities - The property occupies a convenient cul-de-sac location just a short stroll from the Royal Derby Hospital and excellent range of amenities in Littleover village centre to include a supermarket, post office, petrol station and a further range of retail outlets. It is also just a short drive away from Mickleover Village Centre which also offers a good range of local amenities and there is swift access to the A38 and A50 leading to the M1 motorway and the main motorway network. The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from Wren Park Primary school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

This property offers most spacious family sized living accommodation with uPVC double glazing, gas central heating and in brief comprises: spacious reception hallway with central staircase and galleried landing has a downstairs WC, cloaks cupboard, spacious living room with inglenook fireplace, sitting room, study, utility room and stunning open plan living dining kitchen, five well proportioned bedrooms, two immaculate en-suites and a four piece family bathroom.

Entrance to the property is via an impressive reception hallway featuring an attractive staircase rising to form a galleried landing on the first floor, coving to ceiling, wood flooring, oak panelled doors giving access through to the built-in cloaks cupboard, downstairs guest WC, kitchen, living room, study and second sitting room which would also make a great formal dining room if required.

The guest WC fitted with a two-piece white suite comprising low level WC with chrome push button flush, mini pedestal wash hand basin with hot and cold chrome taps, ceramic tiled splashback, vinyl flooring and window to the side elevation.

The spacious study overlooks the front garden with a coved ceiling and a neutral fitted carpet.

The sitting room/formal dining room has windows overlooking the front and side gardens with a TV point, coving to ceiling and a neutral fitted carpet.

The spacious living room features a beautiful inglenook style fireplace with bare brick chimney breast and brick hearth housing a free standing coal effect gas fire and feature oak beam above and windows to each side of the fireplace. There is a telephone point, TV point, coving to ceiling, neutral fitted carpet and French doors to the rear garden with matching side panels providing excellent natural light.

To the rear of the property is a stunning "L" shaped open plan living dining kitchen which has just been refurbished and is fitted with an extensive range of base and eye level units with low profile worktops, accent lighting, matching upstands inset one and a half bowl sink unit with mixer tap, integrated dishwasher, stainless steel range cooker with matching splashback and extractor hood over leaving space for an American style fridge freezer plus recessed LED downlighters and a side facing window. Tiled floor runs across the room and into the large open plan living and dining area with a wall mounted TV point with feature contemporary acoustic wall panels, two radiators, French doors that open out onto the rear patio and double aspect windows provide lovely views of the garden.

The utility room is located off the kitchen and is fitted with matching base units and low profile worktop with matching upstands, an inset stainless steel sink unit with mixer tap, plumbing for washing machine, tiled floor, a window and part double glazed entrance door leading out onto the side garden.

On the first floor a spacious galleried landing features room for a lovely little reading or study area and provides plenty of built-in storage including an airing cupboard and a large double linen cupboard, neutral carpeting, loft access and oak panelled doors provide access to all five bedrooms and bathroom.

The primary suite opens into its own small lobby area with a front facing window and neutral carpeting running through into the impressive bedroom area which is fitted with a range of wardrobes leaving space for the bed, dressing table and drawers, there is still room for a sofa, plus a dormer window to the front.

The ensuite bathroom is also located off the bedroom lobby and is fitted a full four piece suite comprising panelled bath, separate shower enclosure, low level WC and a pedestal wash basin, half wall tiling (full height to shower area), vinyl floorings, shaver point and a window to side.

Bedroom two has fitted wardrobes, neutral carpeting, panelled feature wall, window to the front elevation and an oak panelled door giving access through to the en suite fitted with a three piece suite comprising low flush WC, pedestal wash basin, fully tiled shower enclosure, tongue and groove panelling to half wall height, vinyl flooring, window to the front, extractor fan and recessed LED downlighters.

Bedrooms three, four and five all have fitted wardrobes, neutral carpeting, built-in wardrobes and windows to the rear. All are served by the family bathroom which is fitted with a white three-piece suite comprising low flush WC, pedestal wash basin and a panelled Jacuzzi bath, tiling to half wall height. vinyl flooring, extractor fan, recessed LED downlighters and side facing window.

Outside, the property has a double width block paved driveway leading through to a double integral garage with remote control up and over door, EV car charging point. There is a lawned front garden with well stocked flower beds and a lovely climbing wisteria, partially enclosed by a combination of mature hedging and wrought-iron fencing. Gated access between the house and the garage opening onto the a lawned side garden with a path that leads around to the landscaped enclosed rear garden with extensive paved patio area and well stocked flower beds leading down to an extensive lawn.

Please note there may be potential to convert the garage into an annex subject to planning permission and building regulation approval.

**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. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**Property construction:** Standard                      **Parking:** Drive                      **Electricity supply:** Mains  
**Water supply:** Mains                      **Sewerage:** Mains                      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre  
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 F  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/17042025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2616.58 ft<sup>2</sup>

243.09 m<sup>2</sup>

Reduced headroom

7.62 ft<sup>2</sup>

0.71 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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