

Pastures Hill

Littleover, Derby, DE23 4AZ

John German





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£600,000

Large family home with a very flexible layout great for multi-generational living and large families. Set on a wonderful mature plot with private gardens, extensive parking and a detached double garage.

Sought after address close to Littleover Community School with superb transport links.

No chain.

Entrance to the property is via the impressive entrance hall with stairs rising to the first floor, Karndean flooring and doors leading off to the ground floor living spaces and to the guest cloakroom, fitted with a low flush WC and wash hand basin.

The two main reception rooms are connected by folding double doors and both have matching French doors that open out into the conservatory. In addition, the dining room has a stained glass internal window into the rear lobby and a feature fireplace with an "Adam" style surround and a marble back and hearth. The living room has matching window overlooking the side elevation and a wall mounted modern gas fire.

The large brick built conservatory has windows overlooking the rear garden and a glass roof with French doors opening out into the rear garden, plus a door into the rear porch. There is electric heating and an air conditioning unit.

Moving back through the house, the "L" shaped kitchen is fitted with an extensive range of base and eye level units with roll edge worksurfaces, stainless steel sink unit with mixer tap, tiled splashbacks, built-in undercounter double oven, five ring gas hob with brushed aluminium splashback, extractor hood over, space for additional appliances, a window to the front and a door into the ground floor bedroom which has a window looking out onto the front elevation.

There is also an entrance lobby leading off the kitchen out onto the front and a rear lobby giving access to the rear porch, utility room and the ground floor shower room which is fully tiled and fitted with a three piece suite comprising low flush WC, walk-in shower enclosure and a vanity wash basin with storage beneath. The utility room is fitted with base and eye level units, roll edge worksurfaces, stainless steel sink unit, built-in oven, space for an additional appliance, window into the store room and out into the rear porch. The porch has a door leading out to the garden and into a very useful store room. Finally on the ground floor is a third reception room or possible fifth bedroom, with an arched display alcove and a window to the front.

On the first floor, stairs lead to a landing with a stained glass window to the front and a window to the rear, and doors lead off to the bedrooms and the family bathroom. The bathroom is fitted with a panelled bath with shower over, glass screen, low flush WC, vanity wash basin with storage beneath, tiled splashbacks and a stained glass window to the front.

The master bedroom is a great size having deep fitted wardrobes with hanging space and storage shelving behind, fitted dressing table, further walk-in wardrobe, dormer window overlooking the garden and an en-suite shower room comprising shower enclosure, low flush WC, pedestal wash basin, ceramic tiling, chrome heated towel rail, window to the front and fitted storage cupboards. Bedroom two also overlooks the rear garden and has fitted wardrobes, fitted drawers, bedside tables and a drop down desk, whilst bedroom three again overlooks the rear garden and features a walk-in wardrobe.

Outside, the property is set back from the road in an elevated position with extensive off road parking and a detached brick built double garage. Gated access at the side of the property leads to a large mature rear garden which enjoys an excellent degree of privacy and is divided into two main sections, the first of which is has a combination of gravel and block paving, flowerbeds, a pergola and small summerhouse. Access to the second section of the garden is via lovely walkway covered in ivy which leads down to a wooden gate that opens out into a large lawned area surrounded by mature hedging and specimen trees.

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

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 & double garage

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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/18062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Ground Floor

Approximate total area⁽¹⁾

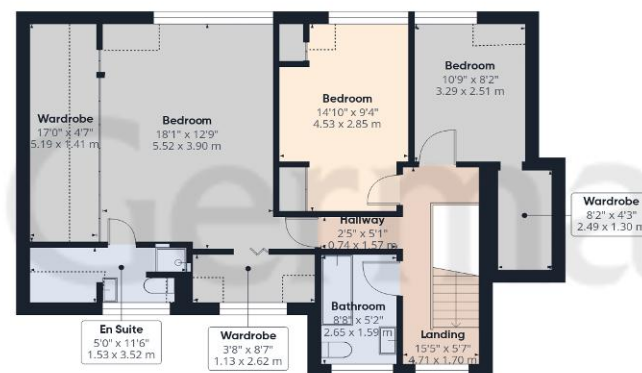
2349 ft²

218.4 m²

Reduced headroom

101 ft²

9.4 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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