



## 80 Pastures Hill, Littleover, Derby, DE23 4BY

**£735,000**



A superbly presented detached period property which sits on a nearly 1/4 acre plot, situated in the highly sought after location of Littleover which lies within the Littleover Community School Catchment area and enjoys easy access to local amenities.



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## DIRECTIONS

Leave Derby city centre along Burton Road and proceed to the traffic lights. Continue over the lights and through the village of Littleover to the next traffic island. Continue straight over the island and the property is situated on the right-hand side, clearly identified by our 'For Sale' board.

The current vendors have spent considerable time and effort in the presentation of the deceptively spacious accommodation, boasting a wealth of original character features, which splits off into two wings, making it an ideal choice for a large family.

Benefitting from gas central heating and double glazing, the generously proportioned accommodation briefly comprises entrance hallway, dining room, lounge, kitchen, inner hallway, downstairs bathroom, study/bedroom 5, family bathroom and four further bedrooms (master with balcony enjoying stunning views of the surrounding countryside).

The house is set within a superb nearly 1/4 acre plot and offers landscaped gardens to the front and rear as well as a driveway with parking for several cars.

The property stands upon Pastures Hill, which has long been a highly desirable location within the heart of Littleover. The house is a short walk from local shopping facilities and

within easy reach of the vibrant city of Derby with a wealth of bars, restaurants and the Derbion Shopping Centre.

The residence is perfectly positioned for ease of access to the ring road and the A38 giving onward travel to the A50 and M1 corridor.

In addition to being within the catchment of Littleover Community School, the house is within walking distance of Derby High School and Derby Grammar School.

Viewing of this delightful family home, set within a lovely garden plot, should be made at the earliest opportunity through the offices of Boxall Brown & Jones.

## ACCOMMODATION

### ENTRANCE HALLWAY

With double glazed door with obscured glass insets, original oak staircase providing access to first floor, front elevation double glazed window, original feature side elevation window, original feature fireplace with brick surround and hearth set into original storage unit, three recessed spotlights, large understairs storage cupboard with side elevation window with obscured glass, two radiators and doors leading into:

### KITCHEN

11'4" x 10'8" (3.45m x 3.25m)

With matching range of floor and wall mounted units with under unit lighting, rolled

edge work surface over and tiled splashbacks incorporating one and a half bowl sink and drainer with mixer tap, integral electric fan assisted oven, integrated grill, integral four ring gas hob with extractor hood over, space for washing machine, integral dishwasher, integral fridge, integrated freezer, storage cupboard housing gas central heating boiler, tiled flooring, rear elevation double glazed door providing access to rear garden, rear elevation double glazed window, side elevation original feature window and radiator.

### DINING ROOM

13'10" x 12'11" into recess (4.22m x 3.94m into recess)

With front elevation and two side elevation double glazed windows, feature fireplace with oak surround, tiled and brick hearth, brick background and inset grate, original oak panelling, wooden flooring, radiator and original feature door with original leaded side lights to:

### LOUNGE

22'10" x 13'5" (6.96m x 4.09m)

With side elevation double glazed French doors providing access to rear garden, rear elevation double glazed window, two wall lights, two radiators and door leading into:

### INNER HALLWAY

With front elevation double glazed window, stairs rising to first floor, radiator and doors leading into:

### STUDY/BEDROOM FIVE

12'11" x 11'10" plus recess (3.94m x 3.61m plus recess)

With rear elevation double glazed window, storage cupboard and radiator. As this room is on the ground floor, next to the bathroom, it would be ideal for use by an elderly relative/teenager.

### DOWNSTAIRS BATHROOM

7'10" x 6'3" (2.39m x 1.91m)

With matching white three piece suite comprising low level WC., with push button flush, wash hand basin with waterfall mixer



tap and storage below, panelled bath with waterfall mixer tap, shower over, tiled surround and curved glass screen, front elevation double glazed window with obscured glass and tiled sill, tiling to walls and heated towel rail.

## FIRST FLOOR

### LANDING

With rear elevation double glazed door providing access to balcony which enjoys stunning views of the surrounding countryside and doors leading into:

### BEDROOM ONE

14'11" x 13'4" (4.55m x 4.06m)

With rear elevation double glazed French door providing access to balcony which enjoys stunning views of the surrounding countryside, fitted wardrobes with sliding mirrored doors, dressing table and radiator.

### BEDROOM FOUR

12'7" x 8'5" (3.84m x 2.57m)

(Restricted head height)

Having rear elevation double glazed skylight, under eaves storage and radiator.

## THE OTHER SIDE OF THE PROPERTY

### ADDITIONAL FIRST FLOOR LANDING

With front elevation double glazed window, loft access hatch and doors leading into:

### BEDROOM TWO

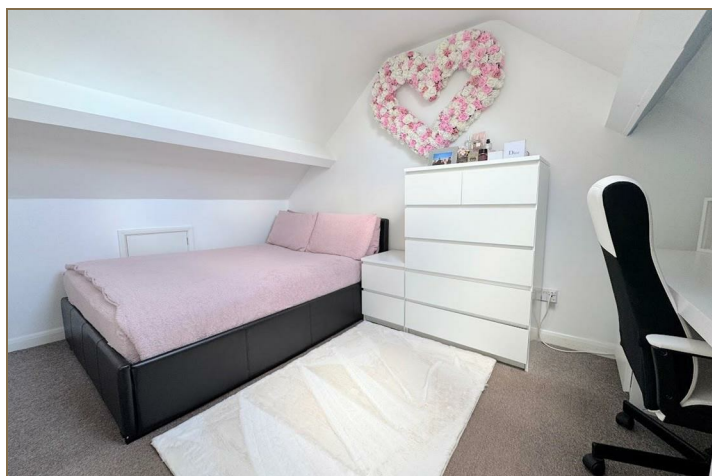
13'11" x 13'2" into recess (4.24m x 4.01m into recess)

With front elevation double glazed dormer style window, side elevation double glazed window, a range of fitted wardrobes, dressing table and two radiators.

### BEDROOM THREE

11'2" x 11' (3.40m x 3.35m)

With rear elevation double glazed window enjoying stunning views over the surrounding countryside, fitted wardrobe housing hot water cylinder and radiator.



## **FAMILY BATHROOM**

6'8" x 5'11" (2.03m x 1.80m)

With matching white three piece suite comprising low level W/C., pedestal wash hand basin and panelled bath with mixer tap with shower attachment and tiled surround, side elevation double glazed window with obscured glass and tiled sill, tiling to walls, loft access hatch and radiator.

## **OUTSIDE**

The property stands within a delightful plot of nearly 1/4 of an acre . To the front of the house there is a block paved gated driveway providing ample off street parking for several cars which is flanked by an area mainly laid to lawn which incorporates access to front entrance door, gated access to rear garden, well stocked borders, a variety of trees and shrubs and hedging.

To the rear there is an enclosed landscaped garden which is on various levels, mainly laid to lawn and incorporates two flagstone patios, greenhouse and summerhouse with

power and lighting. (Additional home office which may be purchased by separate negotiation)

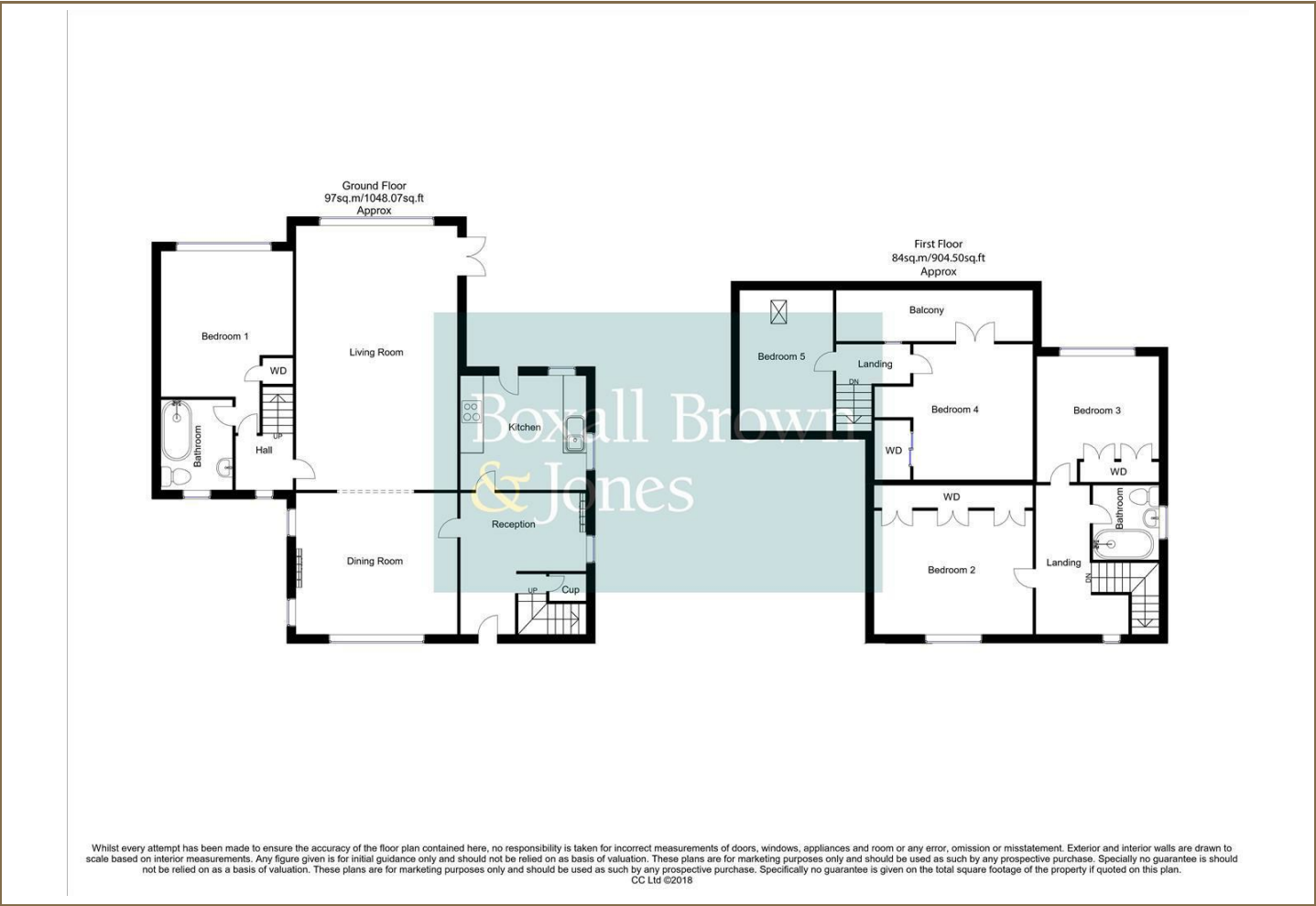
The garden is further complimented by a pond with water feature/rockery, gravel borders, a variety of trees and shrubs, well stocked flower beds, outside tap, outside lighting, outside power point, hedging and fencing.



## Road Map



## Floor Plan

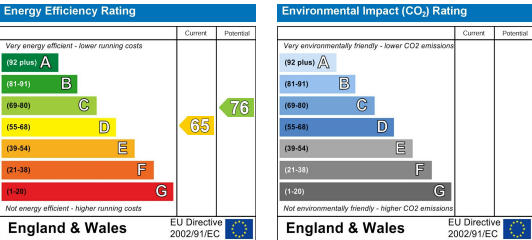


## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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