

# Pastures Hill, Littleover, Derby



Pastures Hill, Derby, DE23 4AZ

Guide price £835,000



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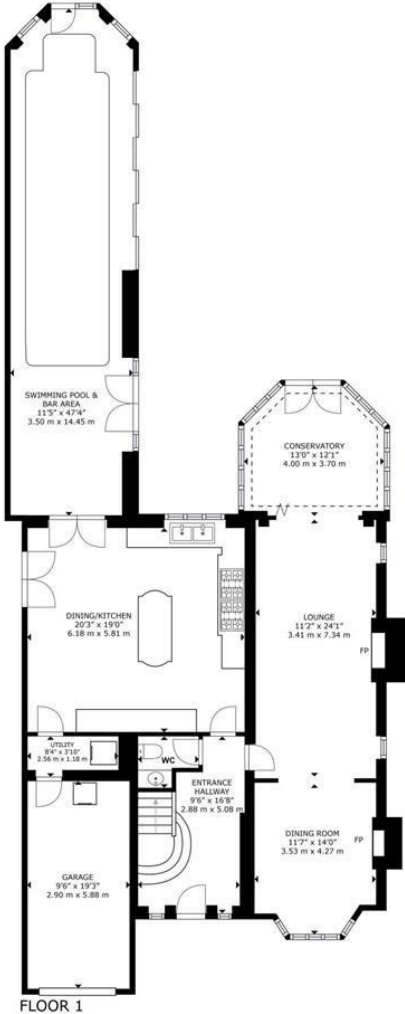


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# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 1,777 sq. ft., 165 m<sup>2</sup>, FLOOR 2: 1,118 sq. ft., 103 m<sup>2</sup>  
 FLOOR 3: 341 sq. ft., 31 m<sup>2</sup>, TOTAL: 3,236 sq. ft., 300 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 184 sq. ft., 17 m<sup>2</sup>  
 REDUCED HEADROOM BELOW: 1.5 M: 153 sq. ft., 316 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







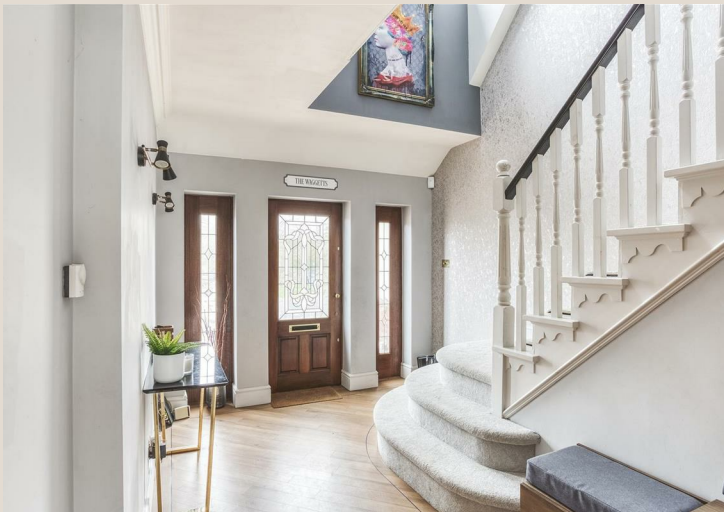
LITTLEOVER SCHOOL CATCHMENT AREA - A most spacious extended detached family home with INDOOR HEATED SWIMMING POOL. This superb detached property has been extended with a double storey extension and offers over 3000 square feet of accommodation over three floors and has high specification fittings, having three en-suite bedrooms. The property has automatic remote control gateway, secure parking area and an integral garage.

The property has the benefit of gas central heating, underfloor heating, double glazed window and triple glazed windows (where stated). The accommodation in brief comprises, an impressive entrance hall, well appointed cloaks/wc, spacious lounge, dining room with bay window, conservatory, bespoke dining kitchen with dining island with granite worksurfaces, separate utility room and superb 47 ft brick built pool room housing an indoor heated swimming pool with bar area and bi-folding doors.

The first floor landing leads to four bedrooms, three of which have en-suite facilities, dressing room and a superbly appointed family bathroom. To the second floor, an impressive attic bedroom room which is the fifth bedroom with two generous attic storage areas

The property also benefits from a generous enclosed private rear garden with spacious patio, area laid to lawn and offers a good degree of privacy.

- Most Spacious Extended 1930's Detached Home
- Three Storey Accommodation offering over 3000 Square Feet
- Entrance Hallway, WC, Spacious Lounge, Dining Room & Conservatory
- Five Bedrooms, Three-Suites & Spacious Four Piece Family Bathroom
- Stunning 47ft Pool Room with Indoor Heated Swimming Pool, Bar Area and Bi-Folding Doors
- Littleover School Catchment Area
- Gas Central Heating & Triple Glazed Windows (Where Stated)
- Spacious Dining Kitchen with Dining Island & Utility Room
- Attic Bedroom Five & Two Generous Attic Storage Areas
- Gated Driveway with Electric Gates, Integral Garage & Generous Rear Garden









## LOCALITY & AMENITIES

Littleover is a highly sought after suburb of Derby, approximately 3 miles from the City centre, and offers an excellent range of local amenities in the village centre including supermarket, Post Office, petrol station and a further range of retail outlets. The property is also situated just a short drive away from Mickleover Village Centre which also offers a good range of local shops, amenities and a major supermarket. There are also local shops and amenities available in Heatherton Village.

### Neighbourhood

The property also falls within the catchment area for the noted Littleover Community School which is located just a few minutes walk away. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

### Local Amenities

This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

### Transport Links

Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network.

## GROUND FLOOR

### Entrance Hallway

16'8 x 9'6 (5.08m x 2.90m)

Entrance through hardwood door with leaded effect obscure glazed inserts, Karndean flooring, impressive staircase leading to the first floor with open spindles and hand rail, two wood unit double glazed leaded windows to the front elevation, smoke alarm, ornate coving to ceiling, heating control, underfloor heating and internal panelled doors.

### Downstairs WC

Fitted with a two piece white suite comprising low level w.c., 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.

### Dining Room

14'0 x 11'7 (4.27m x 3.53m)

With Karndean flooring, feature fireplace with detailed surround, granite hearth and inset coal effect ornamental gas fire, coving to ceiling, heating control panel, uPVC triple glazed bay window to front elevation

### Spacious Lounge

24'1 x 11'2 (7.34m x 3.40m)

A beautiful feature fireplace with ornate white fire surround, log effect recess glass fronted gas fire and granite hearth, TV point, ornate coving to ceiling, underfloor heating, Karndean flooring, two uPVC double glazed windows to side elevation, bi-folding doors giving access to conservatory and open archway access to:

### Conservatory

13'0 x 12'1 (3.96m x 3.68m)

Built of brick base construction with uPVC double glazed windows, double glazed roof, French doors leading to rear garden, power, light and heating control panel.

### Spacious Dining Kitchen

20'3 x 19'0 (6.17m x 5.79m)

A bespoke range of hand crafted wooden framed units with attractive panelled doors to front, granite work surfaces, central dining island, Villeroy & Boch 11/2 bowl sink with drainer and traditional style mixer tap, recess for a stand alone dual fuel range cooker with four ring hob, Rangemaster gas oven, integrated Siemens dishwasher, two integrated fridges, one of which includes a freezer compartment, tiled splashbacks, extractor unit with detailed surround, Travertine tiled floor, under floor heating, ornate coving to ceiling, built in display cabinets with inset mirror, comprehensive range of built in cupboards, pan drawer units and display cabinets, uPVC double glazed window to the rear elevation, also internal doors giving access to the utility room and pool room.

### Utility Room

8'4 x 3'10 (2.54m x 1.17m)

With Travertine tiled floor, plumbing for automatic washing machine, built in roll edge work surface with storage area, space for a dryer and garage.

### Stunning Pool Room with Bar

47'4 x 11'5 (14.43m x 3.48m)

Stunning brick built pool room with vaulted ceiling with five velux double glazed windows to the side elevation, wide aluminium bi-folding doors to the side patio and uPVC double glazed french doors with matching side panel windows and 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, built in cupboard housing the heating equipment for the pool.

## FIRST FLOOR

### Landing

With uPVC double glazed window to front elevation, doors giving access to four bedrooms, dressing room, main bathroom, ornate coving to ceiling, LED recessed downlighters and a further door giving access to the attic bedroom.

### Primary Bedroom

20'0 x 8'6 (6.10m x 2.59m )

With ornate coving to ceiling, two central heating radiators, two uPVC double glazed windows to rear elevation, a range of built in wardrobes, dressing table with built in drawer units and inset mirror with recess halogen downlighters above.

### En-Suite Shower Room

6'6 x 4'9 (1.98m x 1.45m)

With a white three piece suite comprising; concealed cistern and low level w.c., 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.

### Dressing Room/Wardrobes

12'4 x 7'10 (3.76m x 2.39m)

Karndean floor, central heating radiator, telephone point, uPVC double glazed window to side elevation, ornate coving to ceiling and useful built in storage cupboard with hanging rail.

### Bedroom Two

14'6 into bay x 12'2 (4.42m into bay x 3.71m)

Fitted with a comprehensive range of built in wardrobes, cupboards, drawer units and bedside drawer unit, ornate canopy above bed with reading lights, ornate coving to ceiling, central heating radiator, uPVC triple glazed bay window to front elevation.

### En-Suite Bathroom

7'11 x 5'10 (2.41m x 1.78m)

With feature roll top bath with clawed feet, Victorian style shower mixer attachment, corner pedestal wash hand basin, corner low level w.c, tile effect flooring, extractor fan, ornate coving to ceiling with recessed halogen downlighters and uPVC obscure glazed window to side elevation.

### Bedroom Three

13'1 x 9'3 (3.99m x 2.82m)

Central heating radiator, built in wardrobes, built in cupboards and uPVC triple glazed window to front elevation.

### En-Suite Shower Room

6'6 x 4'9 (1.98m x 1.45m)

With white three piece suite comprising; pedestal wash hand basin, low level w.c., 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

9'9 x 8'6 (2.97m x 2.59m)

Central heating radiator, ornate coving to ceiling and uPVC double glazed window to rear elevation.

### Spacious Four Piece Bathroom

10'0 x 8'8 (3.05m x 2.64m)

White four piece suite comprising; tiled in bath, concealed cistern and low level w.c., corner shower cubicle with recessed shower unit with rain shower head above, ceramic tiled floor, Swarovski crystal taps to bath and sink, and tiling to walls with border, central heating radiator, recessed halogen downlighters, feature sink with travertine top with under mounted ceramic white sink, antique effect wooden cupboard below.

## SECOND FLOOR

### Attio Bedroom Five

20'2 x 8'2 (6.15m x 2.49m)

Two Velux windows to rear elevation, central heating radiator with decorative cover, built in storage cupboards built into recess, open plan access to:

### Attio Storage

27'2 x 9'8 maximum (8.28m x 2.95m maximum)

With lighting and vaulted ceiling with storage into the eaves.

### Attio Storage/Gaming Area

11'5 x 8'0 (3.48m x 2.44m)

With recessed floor uplighters, Velux window to side elevation, laminate flooring and TV point.

## Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

## OUTSIDE

### Frontage & Driveway

To the front, the property stands sets back behind a secure walled boundary with wrought iron railing details on top of the rendered wall, impressive entrance with two brick pillars and remote controlled wrought iron sliding gate, generous block paved driveway providing off road car standing for several vehicles leading to:

### Single Garage

19'3 x 9'6 (5.87m x 2.90m)

Fitted with power and light, has remote controlled up and over door, two wall mounted combination boilers, access to an alarm system and electrical fuse box

### Brick Built Store

Built in shelving, useful roof storage space, power and light and access door to rear leading to side pathway which in turn leads to the rear garden.

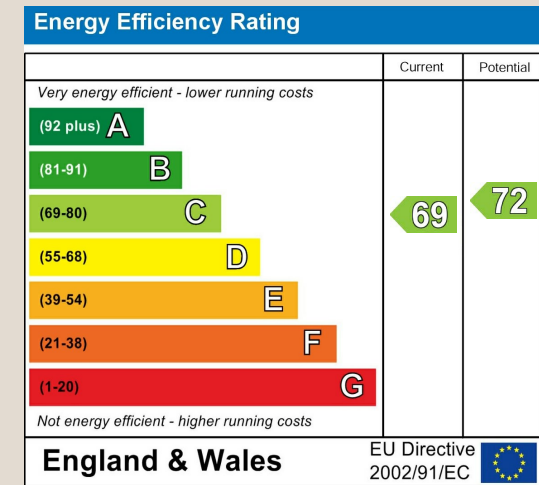
### Generous Enclosed Rear Garden

The rear garden has a generous paved patio area with gravelled borders, outside cold water tap, area laid to lawn, planting borders, hedgerow boundary, timber decked path leading to a timber framed canopy, The garden offers a good degree of privacy and is not overlooked.

## Council Tax Band - G



## Energy Performance Graph



## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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