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Groombridge Crescent
Heatheron Village
£635,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL & GRIFFE FIELD SCHOOL CATCHMENT AREAS - A most spacious and beautifully extended, four double bedroom family home, situated in the highly sought Heatherton Village area of Littleover. This 'David Wilson' built home has been comprehensively upgraded and extended with an impressive double storey extension to the rear. This property offers generously proportioned living accommodation extending to over 2300 square feet and includes a stunning 33ft open plan living kitchen with contemporary kitchen with granite worksurfaces, dining island, underfloor heating and bi-folding doors that seamlessly connect the indoors to the landscaped rear garden, providing a delightful space for entertaining or relaxation. Positioned within the catchment area for highly regarded schools, this home is a superb choice for families.





The Detail

As you step through the composite double-glazed entrance door, you're welcomed by a light and spacious hallway featuring a porcelain tile floor and staircase leading to the first floor. The ground floor offers a lounge with a stylish feature fireplace, opening into a dining area that flows effortlessly into the stunning 33ft open-plan living kitchen. This kitchen is fitted with sleek white high gloss units with handleless design, black granite worktops with dining island, quality integrated appliances, including double ovens, combination oven and induction hob. This most spacious open plan area offers a continuation of the porcelain tiled floor with underfloor heating and there windows and bi-folding doors provide views and access to the delightful landscaped rear garden, creating a seamless indoor-outdoor connection. There is also a separate utility room and a converted double garage now functions as a family room, complete with built-in wardrobes for added storage.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms. The primary suite includes built-in wardrobes and a luxurious contemporary en-suite shower room. Bedrooms two and bedroom three share a contemporary Jack and Jill en-suite shower room, while bedroom three and bedroom four also benefit built in wardrobes. Bedroom four also offers bi-folding doors giving access to a most impressive mezzanine seating area with vaulted ceiling with tall feature glass windows and balcony overlooking the living area and rear garden.

The delightful landscaped rear garden features a paved patio, a manicured lawn, and raised planting beds, all enclosed by timber fencing, offering a private and tranquil outdoor space. The full width driveway comfortably accommodates three vehicles and there is gated access with pathway leading to the enclosed rear garden.







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The Location

Groombridge Crescent is situated in the sought-after Heatherton Village area, set in the desirable suburb of Littleover known for its strong sense of community and excellent local amenities.

Heatherton Village offers a Doctors surgery, local Church and a parade of shops including a supermarket, pharmacy and Zanfish fish and chip shop. There is also the popular Hollybrook Tavern Pub and Bollywood Indian Restaurant.

The property is within the catchment area for the highly regarded Littleover School and offers easy access to Griffie Field Primary School. Nearby, the village centre provides independent shops, cafes, pubs, and convenient services, enhancing the area's appeal.

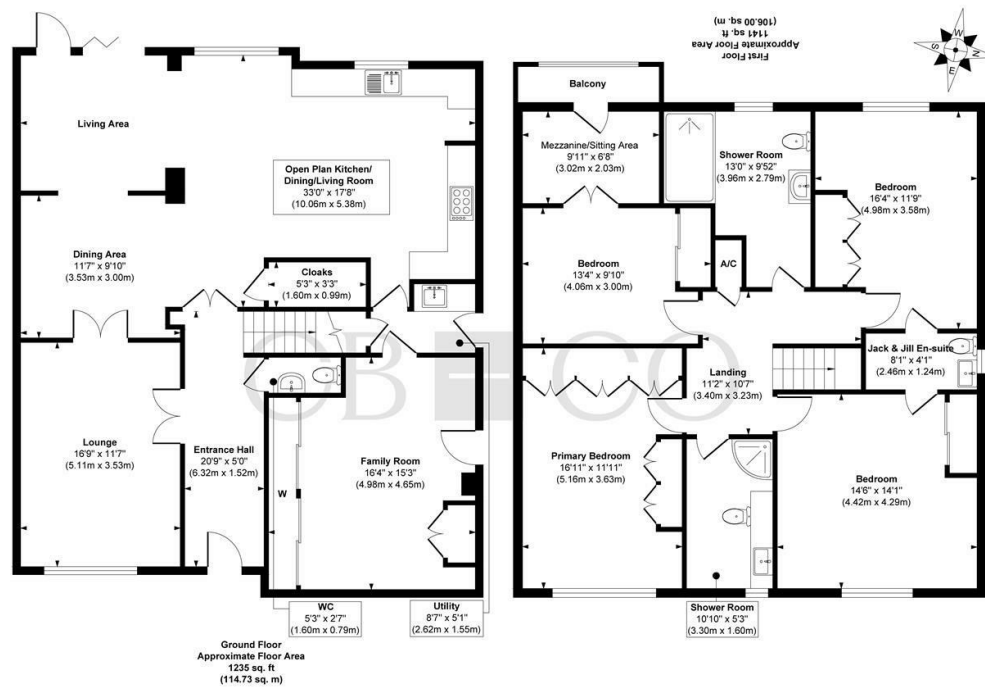
Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Littleover also offers recreational facilities, green spaces, and a range of dining options, ensuring a lifestyle that blends convenience with comfort.







Groombridge Crescent, Heatherton Village



Approx. Gross Internal Floor Area 2376 sq. ft / 220.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Spacious Extended Detached Family Home
- Littleover School & Griffie Field School Catchment Areas
- Comprehensively Upgraded - Over 2,300 Square Feet of Living Accommodation
- Entrance Hallway, Cloaks, WC, Utility Room & Family Room (Garage Conversion)
- Stunning Extended 33ft Living Dining Kitchen with Bi-Folding Doors
- Four Double Bedrooms & Mezzanine Seating Area with Internal Balcony
- Spacious Contemporary Shower Room & Two En-Suites
- Full Width Driveway & Delightful Landscaped Rear Garden
- Close To Local Amenities, Parks & Open Countryside
- Excellent Transport Links And Proximity To Major Employers

Size

Approx 2376.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

F

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Let's *Talk*

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