

CURRAN
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Angelica Close
Littleover, Derby
£240,000



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



STYLISH THREE STOREY HOME - A beautifully presented 'Miller' built three storey, three bedroom townhouse, offering a stylish, spacious and versatile living accommodation with around 1000 square feet of floor area over three floors. The property is situated in this pleasant cul-de-sac location off Stenson Road in this highly convenient location and popular location on the edge of Littleover. Offering easy access to excellent local schools, amenities and Rolls-Royce.

This home features a spacious dining kitchen with French doors leading to the rear garden, an L-shaped living room, and three well-proportioned bedrooms, including a top-floor primary bedroom with built-in wardrobes and an en-suite shower room. Outside, the property has a driveway, single garage and a delightful landscaped rear garden.





The Detail

Set over three floors, this modern townhouse provides a well-balanced layout designed for comfortable living. Upon entry, a welcoming hallway with stylish grey wood grain effect flooring leads to a ground-floor WC and a useful storage cupboard. The dining kitchen is fitted with cream-fronted units, a raw-edge laminated work surface, and integrated Zanussi appliances, including an electric cooker and halogen hob. LED recessed lighting, create a bright and inviting space for cooking and dining with French doors giving access to the delightful landscaped rear garden.

The first floor hosts a spacious l-shaped living room with two windows allowing plenty of natural light. A third bedroom is also situated on this level, providing flexibility as a guest room, study, or additional family space. Stairs lead to the second floor, where the primary bedroom suite features a built-in triple wardrobe and a contemporary en-suite shower room with chrome fixtures and a marble-effect splashback. The second bedroom benefits from front-facing windows and additional storage, while the main bathroom is fitted with a three-piece suite and shower mixer attachment.

Externally, the property includes an integral garage with power and light, a single-width driveway, and a landscaped rear garden with a paved patio, lawn, stepping stone pathway and gravelled beds and a fence panelled boundary.







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The Location

Located in Littleover, this home benefits from excellent local amenities and transport links. The property is conveniently positioned near Stenson Road, offering easy access to major employers such as Rolls Royce, the Royal Derby Hospital, and Toyota.

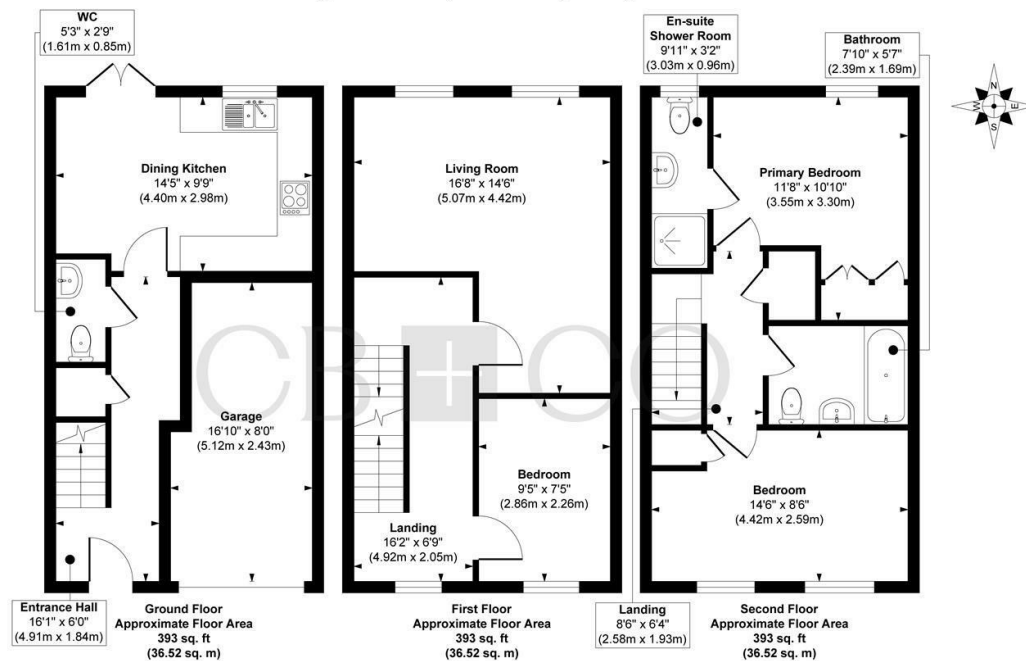
Littleover village provides a selection of independent shops, cafes, and restaurants, while larger supermarkets and retail options are just a short drive away. Nearby green spaces, parks, and Stenson Marina offer opportunities for outdoor activities, while public transport links ensure easy connectivity to Derby city centre and beyond.







Angelica Close, Littleover, Derby



Approx. Gross Internal Floor Area 1179 sq. ft / 109.56 sq. m

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

Produced by Elements Property

The Particulars

- Spacious Miller Built Three-Storey Townhouse
- Ideal First Time Buy or for Young Professionals
- Highly Convenient Cul-de-Sac Location off Stenson Road
- Beautifully Presented - Around 1000 Square Feet of Accommodation
- Entrance Hallway, WC, Living Room & Dining Kitchen
- Three Bedrooms, Bathroom & Primary Bedroom with En-Suite
- Driveway, Single Integral Garage & Landscaped Enclosed Rear Garden
- Easy Access to Rolls-Royce Main Sinfín Site
- Close to Excellent Local Shops, Amenities & Schooling
- No Chain Involved

Size

Approx 1179.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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