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Corbridge Grove, Heatherton Village  
Littleover, Derby  
Offers in excess of: £350,000





# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT AREA - A well proportioned three bedroom detached family home, occupying this corner plot in this delightful cul-de-sac position in the heart of Heatherton Village. The property has been well presented throughout and would be ideally suited to a young family and is well positioned for access to excellent local amenities, local parks and falls within the catchment area for the noted Littleover Community School.

The property features a well planned layout with entrance hallway, spacious lounge with bay window, dining room, conservatory and well appointed contemporary kitchen with integrated appliances. There is access from the entrance hallway to two useful storage rooms created by dividing the integral garage. There is also an inner hallway with access to a downstairs wc and stairs leading to the first floor. Upstairs, the first floor landing leads to three well proportioned bedrooms and contemporary bathroom. The primary bedroom also has the benefit of a contemporary en-suite shower room.

Outside, the property stands on a generous corner plot with full width tarmac driveway leading to the garage/divided store. There is also a delightful low maintenance landscaped enclosed rear garden with paved patio and split level artificial lawn.









## The Detail

This attractive detached home offers generous and well-arranged accommodation, designed for modern family living.

The ground floor opens with a welcoming entrance hallway providing access to a useful store and a spacious lounge. The lounge features a wall mounted picture-frame style gas fireplace, recessed LED downlighters and a large box-style bay window. There is open plan access to a dining room with oak-effect laminate flooring. The dining room leads to the kitchen and has sliding patio doors leading to the conservatory. The conservatory is built of brick base wall construction with uPVC glazed windows and this leads to the patio area and the enclosed rear garden.

The contemporary kitchen is fitted with cream high-gloss units, brushed stainless steel handles and a composite sink, complemented by integrated appliances including oven, gas hob, extractor, microwave and fridge-freezer, with plumbing for a washing machine. There is an inner hallway with access to a downstairs wc and with stairs to the first floor landing.

Upstairs, the first floor landing leads to three well proportioned bedrooms and a contemporary bathroom. The spacious primary bedroom has fitted wardrobes and a contemporary en-suite shower room with corner shower. The second generous double bedroom also has fitted wardrobes.

Externally, the property enjoys a full width driveway with parking for two to three cars, gated side access leading through to the enclosed low maintenance rear garden with Indian sandstone paved patio with timber steps leading a tiered garden with split-level artificial lawn. The garden is enclosed by a walled and fence panelled boundary.











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## The Location

Corbridge Grove is a delightful cul-de-sac position, situated in the sought-after Heatherton Village area, 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 Zangfish 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 the property also offers easy access to local private schooling with Derby Grammar School and Derby High School being located close by.

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.





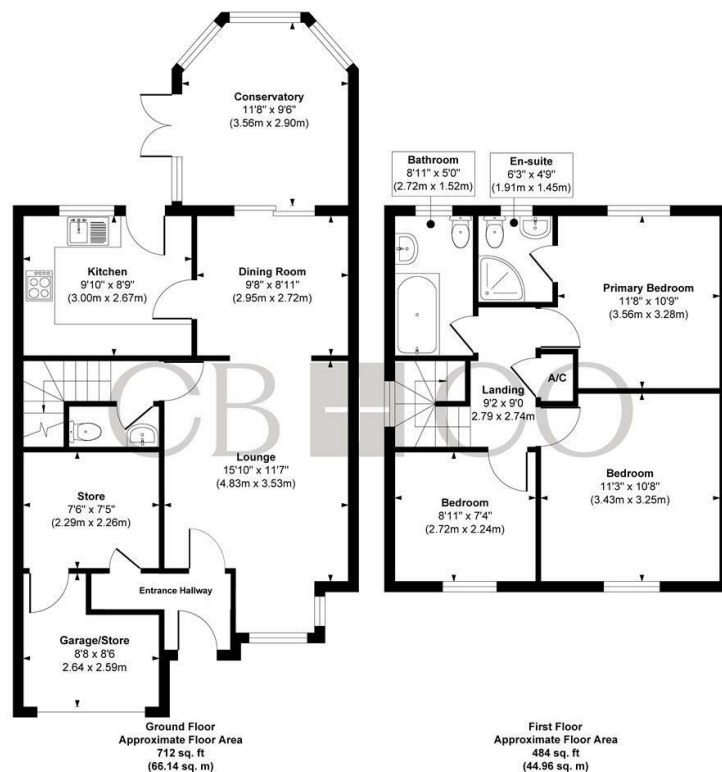








## Corbridge Grove, Heatherton Village, Littleover, Derby



**Approx. Gross Internal Floor Area 1196 sq. ft / 111.10 sq. m (Including Garage/Store)**

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

Produced by Elements Property



## The Particulars

- Spacious Three Bedroom Detached Family Home
- Littleover School Catchment Area
- Delightful Cul-de-Sac Position with Leafy Outlook
- Entrance Hallway, WC, Store Room & Contemporary Kitchen
- Lounge with Bay Window, Dining Room & Conservatory
- Three Well Proportioned Bedrooms, Contemporary Bathroom & En-Suite
- Recently Laid Full Width Driveway & Garage/Store
- Delightful South East Facing Low Maintenance Rear Garden with Artificial Grass
- Easy Access to Royal Derby Hospital & Excellent Transport Links
- Close to Excellent Local Shops & Amenities

### Size

Approx 1196.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

D



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Let's *Talk*

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