



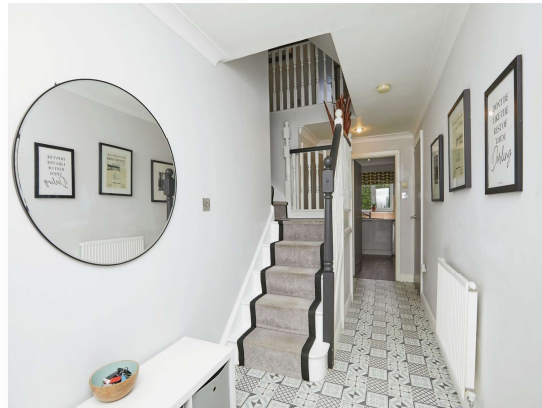
**Woodcote Way, Littleover Derby DE23 3WR**

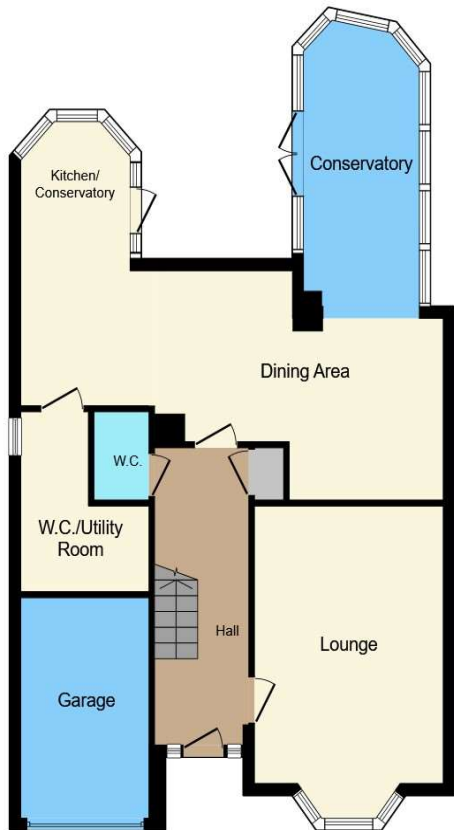


**welcome to**

**Woodcote Way, Littleover Derby**

Bagshaws Residential are proud to present this stunning five bedroom family home to the market, boasting exceptionally well-presented accommodation spread over three floors.

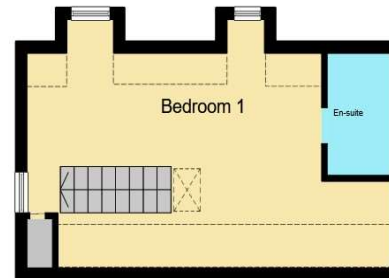




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Living Room**

11' 6" Widest x 17' 8" Widest ( 3.51m Widest x 5.38m Widest )

**Kitchen & Dining Area**

**Conservatory**

16' 2" Widest x 7' Widest ( 4.93m Widest x 2.13m Widest )

**Utility Room**

**Stairs & 1st Floor Landing**

**Bedroom Two**

11' 5" Widest x 16' 3" Widest ( 3.48m Widest x 4.95m Widest )

**En Suite**

**Bedroom Three**

11' 1" Widest x 11' 11" Widest ( 3.38m Widest x 3.63m Widest )

**Bedroom Four**

8' Widest x 9' 7" Widest ( 2.44m Widest x 2.92m Widest )

**Bedroom Five**

7' 8" Widest x 7' 11" Widest ( 2.34m Widest x 2.41m Widest )

**Bathroom**

**Stairs To 2nd Floor**

**Bedroom One**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Woodcote Way, Littleover Derby

- Extended, Detached Family Home
- Five Bedrooms, Two with En Suites
- Utility Room and Ground Floor Cloakroom
- Driveway & Garage
- Council Tax Band E

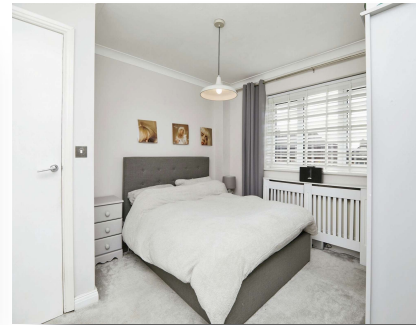
Tenure: Freehold EPC Rating: D

**£470,000**

This home offers extended and versatile accommodation to suite a growing family and those who work from home. Situated in the sought-after area of Littleover to the South-West of Derby Centre, providing easy access into town, to schooling and the fantastic local road infrastructure.

In brief, the property comprises, spacious entrance hallway with stairs ascending to the first floor, storage cupboard & cloakroom off, a bay-fronted living room, generous open-plan dining room leading through to a conservatory with double doors into the garden, and kitchen is fitted with a white glossy handleless unit with second orangery-style conservatory extension off. The ground floor is completed with a convenient utility room. To the first floor landing connects four well-balanced bedrooms, the largest with bay window and stylish en suite shower room, as well as a family bathroom including a shower over the bath. The second floor offers a fifth bedroom in the eaves also with en suite shower room.

Externally there is a generous frontage with driveway for two vehicles in front of the integral garage. To the rear is an enclosed garden laid to lawn with a tiered terrace patio area for summer entertaining. Internal viewing is highly advised.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY118747](https://www.bagshawsresidential.co.uk/Property/DBY118747)



Property Ref:  
DBY118747 - 0004

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Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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