



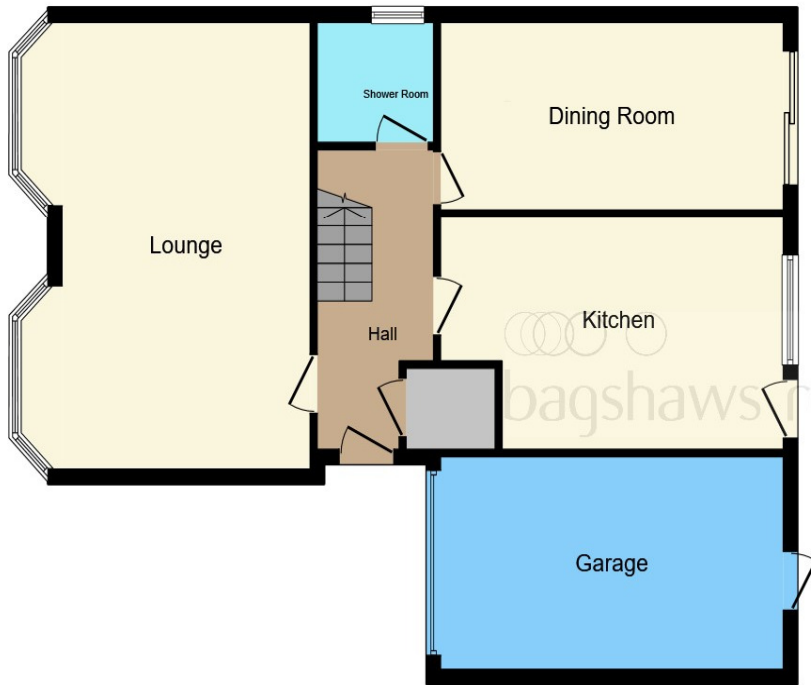
**Woodhall Drive, Littleover Derby DE23 4RS**

**welcome to**

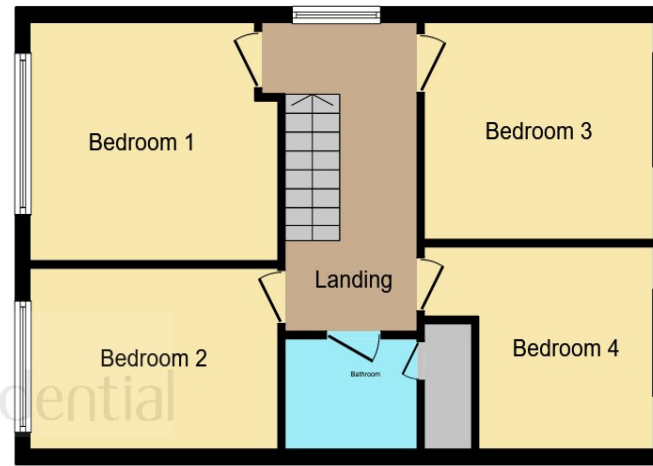
**Woodhall Drive, Littleover Derby**

Great opportunity to buy an established detached family home in Littleover with NO ONWARD CHAIN, close to amenities, schooling and transport links. Offering two bathrooms, two reception rooms and four bedrooms as well as ample outside space.





**Ground Floor**



**First Floor**

**Hallway**

**Lounge**

11' 11" x 19' 11" ( 3.63m x 6.07m )

**Dining Room**

16' 3" x 9' 9" ( 4.95m x 2.97m )

**Kitchen**

13' 5" x 10' 1" ( 4.09m x 3.07m )

**Ground Floor WC & Shower Room**

**Stairs & Landing**

**Bedroom 1**

12' 1" x 10' 8" ( 3.68m x 3.25m )

**Bedroom 2**

11' x 9' 6" ( 3.35m x 2.90m )

**Bedroom 3**

12' 1" x 8' 11" ( 3.68m x 2.72m )

**Bedroom 4**

8' 7" x 6' 10" ( 2.62m x 2.08m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Woodhall Drive, Littleover Derby

- Detached Four Bed Family Home
- Single Garage, Carport & Block Paved Drive
- Two Reception Rooms & Two Bathrooms
- Located in Sought-After Littleover
- Council Tax Band D

Tenure: Freehold EPC Rating: D

offers over

**£325,000**

Detached four bedroom home located in this well-established, popular residential location within the catchment area of Littleover Community School and close to excellent amenities. This home is prime for personalisation, making for an excellent opportunity to create a lovely family home. Offered with NO ONWARD CHAIN.

The property is fitted with gas central heating and comprises on the ground floor of a spacious, light and bright hallway with large storage cupboard off and stairs leading to the first floor, generous lounge with double bay window for excellent natural light, separate dining room, spacious kitchen with doorway to the garden and shower room. The first floor landing connects four well-balanced bedrooms and a family bathroom with storage cupboard off. Outside is a low-maintenance garden laid to lawn with a slabbed patio at the rear. The frontage includes a large block-paved driveway for multiple vehicles in front of the single garage.

The location sits within the catchment area of sought-after schooling including Littleover Community School, as well as being close to Derby High School and Derby Grammar School. The Royal Derby Hospital is a short drive away as well as Littleover's great amenities including supermarkets, cafes and shops. Access to the superb regional road infrastructure is also conveniently from the address and includes the A38, A50 & A52.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY118902](https://www.bagshawsresidential.co.uk/Property/DBY118902)



Property Ref:  
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**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)