



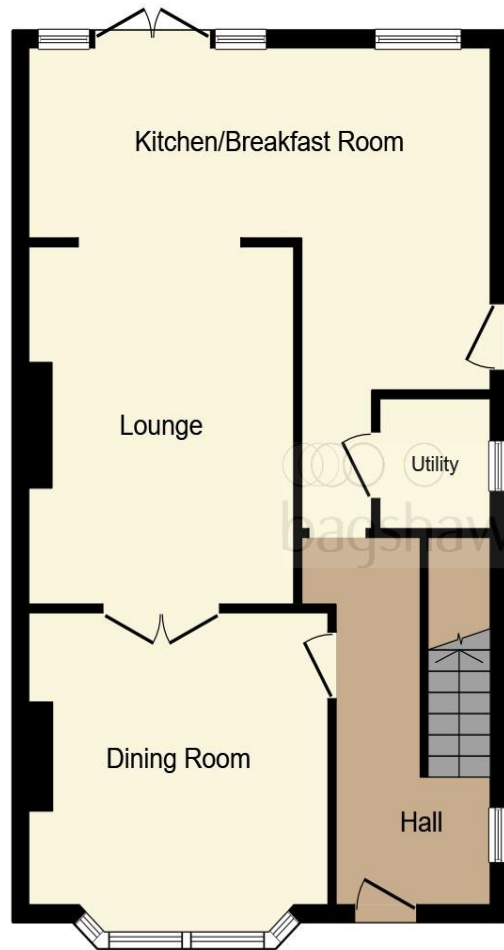
**Hillsway, Littleover DERBY DE23 3DW**

**welcome to**

**Hillsway, Littleover DERBY**

This wonderful three bedroom property offers the perfect blend of comfort, convenience, and outdoor space, making it an ideal choice for anyone looking to put down roots in Littleover.





**Ground Floor**



**First Floor**

**Entrance Hallway**

**Dining Room**

13' 6" into bay x 12' 5" ( 4.11m into bay x 3.78m )

**Living/Kitchen/Diner**

23' 11" Longest point x 23' 4" Widest point ( 7.29m Longest point x 7.11m Widest point )

**Utility Room**

**Bedroom 1**

13' into bay x 11' 3" ( 3.96m into bay x 3.43m )

**Bedroom 2**

13' x 9' 7" ( 3.96m x 2.92m )

**Bedroom 3**

8' into bay x 8' 3" ( 2.44m into bay x 2.51m )

**Bathroom**

**Garage**

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)

welcome to

## Hillsway, Littleover DERBY

- 3 Bedroom Semi Detached House In Littleover
- Garage and Private Driveway
- Front and Rear Gardens
- Close to Royal Derby Hospital
- Council Tax Band C

Tenure: Freehold EPC Rating: D

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY119179](https://www.bagshawsresidential.co.uk/Property/DBY119179)



Property Ref:  
DBY119179 - 0005

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bagshaws residential



**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)