



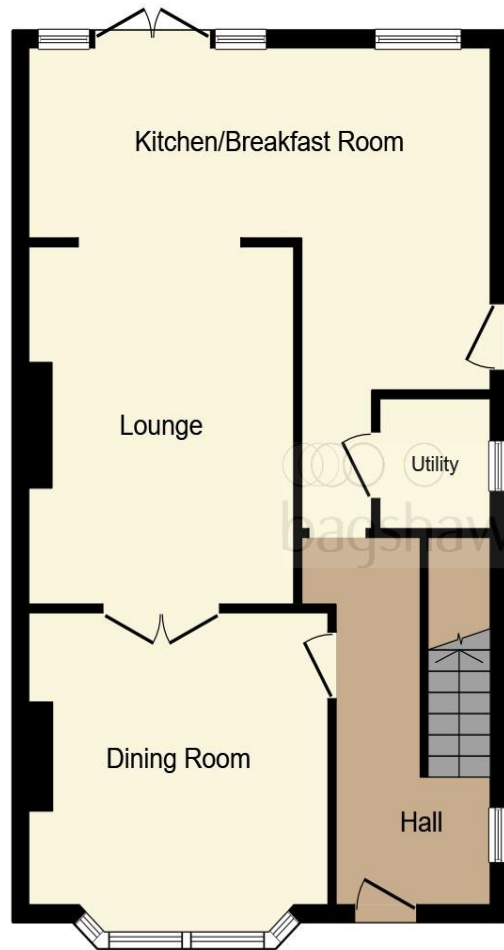
Hillsway, Littleover, DERBY, DE23 3DW

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

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

£300,000

Welcome to this delightful three-bedroom semi-detached house, perfectly situated in the heart of Littleover, close to excellent schools, shops, Royal Derby Hospital, and great transport links. This ideal home is perfect for first-time buyers or families looking for a comfortable and convenient place to live.

As you step inside, you'll be greeted by a spacious hallway with stairs leading to the upstairs and doors to the various rooms. The cosy lounge boasts a charming fireplace and a beautiful bay window and seamlessly connects to the living/kitchen diner, which offers ample space for a large dining table and features patio doors that lead out to the lovely back garden. The kitchen is well-equipped with an abundance of cabinets, integrated appliances, including an oven, hob, and extractor fan, as well as a breakfast bar and a window overlooking the rear garden. A convenient side door provides access to the garden and utility room.

Upstairs, you'll find three generously sized bedrooms, with two being double-sized, all of which share a modern and spacious bathroom featuring grey tiles, a bath, overhead shower, sink, and toilet.

Outside, the property boasts a stunning large back garden, complete with a step path leading to a patio area, a summerhouse, and a beautifully landscaped pebble/stone seating area. Additionally, there is a charming front garden and a garage, providing ample storage and space for 2 cars.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119179 - 0006

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