

Queens Drive, Littleover Derby DE23 6DT

bagshaws residential

welcome to

Queens Drive, Littleover Derby

This stunning 3-bedroom semi-detached home on Queens Drive, Littleover, offers modern living at its finest. Boasting an open-plan extended kitchen/dining area, a spacious rear garden with pergola, a stylish lounge, and a luxury four-piece bathroom, it's the perfect family home.















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

About The Area

Lounge

13' 1" MAX x 11' 3" MAX (3.99m MAX x 3.43m MAX)

Kitchen/ Diner/ Living Room

25' 2" MAX x 17' 5" MAX (7.67m MAX x 5.31m MAX)

Utility

7' 5" MAX x 7' 1" MAX (2.26m MAX x 2.16m MAX)

W.C

5' 6" MAX x 2' 6" MAX (1.68m MAX x 0.76m MAX)

Bedroom 1

14' 3" MAX x 11' 2" MAX (4.34m MAX x 3.40m MAX)

Bedroom 2

11' 4" MAX x 11' 2" MAX (3.45m MAX x 3.40m MAX)

Bedroom 3

8' 4" MAX x 7' 3" MAX (2.54m MAX x 2.21m MAX)

Bathroom

7' 7" MAX x 7' 3" MAX (2.31m MAX x 2.21m MAX)

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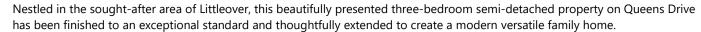
Queens Drive, Littleover Derby

- Three-bedroom semi-detached property in Littleover.
- Large front driveway for 2+ cars.
- Stylish lounge with bay window and plantation shutters.
- Stunning extended open-plan kitchen/dining/living area.
- Bi-fold doors and lantern ceiling overlooking the rear garden.

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



Upon entering, you're greeted by a stylish hallway with a convenient downstairs W.C., leading to a spacious lounge featuring a large bay window with fitted cupboards and plantation shutters. Continuing through, the hallway opens up into an impressive open-plan kitchen, living, and dining space - the heart of the home. This area boasts a contemporary kitchen with ample Quartz countertop space, generous storage, integrated appliances, and a breakfast bar overlooking the dining and lounge area. Natural light floods in through bi-fold doors and a lantern ceiling, with stunning views of the expansive rear garden. A separate utility room with fitted cupboards adds further practicality.

Outside, the rear garden is a serene retreat with a large lawn, established shrubs, mature trees, a pergola and expansive composite deck area leading from the bi-fold doors, ideal for entertaining. Upstairs, the property offers two generous double bedrooms, a spacious single bedroom, and a luxurious four-piece family bathroom complete with a walk-in shower and separate bathtub.

Planning permission has also been obtained to convert the loft to a master suite, making this the ideal family home with room to grow!









Please note the marker reflects the postcode not the actual property

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