

South Avenue, Littleover Derby DE23 6BB



welcome to

South Avenue, Littleover Derby

This stunning 8-bedroom home on South Avenue, Littleover, is perfect for growing or intergenerational families. With spacious living areas, a high-spec kitchen, multiple en-suites, and a private garden, this modern home offers luxury and flexibility. Ideally located near top schools!















Ground Floor



Second Floor

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



First Floor

Entrance Hall

Snug

12' 9" MAX x 11' 4" MAX (3.89m MAX x 3.45m MAX)

Lounge

17' 8" MAX x 11' 8" MAX (5.38m MAX x 3.56m MAX)

Kitchen/ Diner

25' MAX x 14' 4" MAX (7.62m MAX x 4.37m MAX)

Garage

17' 4" MAX x 14' 9" MAX (5.28m MAX x 4.50m MAX)

Pantry

Master Bedroom

18' 4" MAX x 16' 6" MAX (5.59m MAX x 5.03m MAX)

Bedroom 2

16' 8" MAX x 14' 8" MAX (5.08m MAX x 4.47m MAX)

Bedroom 3

19' 8" MAX x 11' 8" MAX (5.99m MAX x 3.56m MAX)

Bedroom 4

12' 9" MAX x 11' 4" MAX (3.89m MAX x 3.45m MAX)

Family Bathroom

12' 7" MAX x 10' 2" MAX (3.84m MAX x 3.10m MAX)

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- Spacious 8- Bedroom Home -Approx Floor Area 3600 square feet
- Modern Kitchen/ Diner
- Multiple Living Area
- Luxurious Master Suite
- Three Additional En Suites

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£675,000



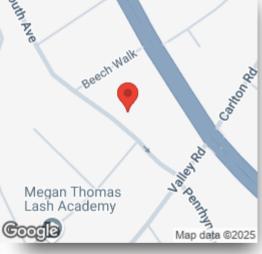


Situated in the sought-after area of Littleover, this impressive 8-bedroom home on South Avenue is ideal for growing or intergenerational families. Thoughtfully designed, the property boasts spacious living areas, a high-spec kitchen, and modern interiors throughout.

A welcoming entrance hall wraps around the staircase, leading to multiple reception rooms. The sitting room at the front features a charming bay window and a gas fireplace, while the large living room at the rear includes another gas fireplace and French doors opening to the private garden. The stunning extended kitchen/diner is the heart of the home, complete with a large island, premium appliances, and space for family dining. A convenient pantry, cloakroom, and internal garage access complete the ground floor.

The first floor offers four generous double bedrooms, including a master suite with Jack-and-Jill access to the luxurious family bathroom and second bedroom with an en suite. The second floor has an additional four bedrooms, two of which have en-suites, plus a versatile games room.

Externally, the property benefits from a garage, driveway parking, and a beautifully landscaped rear garden with a patio and mature trees for privacy. Located close to excellent schools, parks, and local amenities, this exceptional home provides the perfect blend of space, style, and practicality.



Please note the marker reflects the postcode not the actual property

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Property Ref: DBY120192 - 0008

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