



**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**



**First Floor**



**Second Floor**

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## 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 )

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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## South Avenue, Littleover Derby

- 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**



Please note the marker reflects the  
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY120192](https://bagshawsresidential.co.uk/Property/DBY120192)



Property Ref:  
DBY120192 - 0008

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