

Dean Close, Littleover Derby DE23 4EF

bagshaws residential

welcome to

Dean Close, Littleover Derby

Modern and spacious three-bedroom detached bungalow in a quiet Littleover cul-de-sac. Perfect for families or those seeking lateral living, with one en-suite bathroom, a separate family shower room, open-plan living space, gardens front and rear, and driveway parking.















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

Living Room

14' 6" MAX x 10' 7" MAX (4.42m MAX x 3.23m MAX)

Dining Room

12' 11" MAX x 10' 7" MAX (3.94m MAX x 3.23m MAX)

Kitchen

15' 2" MAX x 8' 6" MAX (4.62m MAX x 2.59m MAX)

Bedroom 1

14' 2" MAX x 10' 9" MAX (4.32m MAX x 3.28m MAX)

Bedroom 2

19' 6" MAX x 7' 1" MAX (5.94m MAX x 2.16m MAX)

welcome to

Dean Close, Littleover Derby

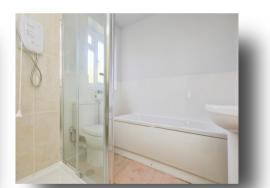
- Detached three-bedroom bungalow
- Quiet cul-de-sac in desirable Littleover
- Open-plan kitchen/living/dining room
- One family bathroom
- Modern family shower room (no bath)

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£345,000







Located in the peaceful cul-de-sac of Dean Close in the highly sought-after suburb of Littleover, this well-presented three-bedroom detached bungalow offers stylish singlestorey living ideal for families, downsizers, or buyers needing step-free access throughout.

You enter the property via an entrance lobby, which leads to a generous open-plan kitchen, living and dining area situated at the front left of the home. This bright, sociable space is ideal for day-to-day family life or entertaining, with a modern fitted kitchen and ample natural light.

To the front right is a versatile third bedroom or home office, offering complete flexibility for quests, teenagers, or working from home. The two further double bedrooms are positioned one with its own en-suite bathroom at the rear of the property, providing a quiet retreat. The family bathroom has a walk-in shower, wash basin, and WC-there is no bath.

The property is complemented by a neatly maintained garden to the front, a private enclosed garden to the rear, and a driveway offering convenient off-street parking.

Littleover is one of Derby's most desirable suburbs, offering a strong sense of community, highly regarded schools, local shops, and excellent transport links. With proximity to the city centre, A38, A50, and Royal Derby Hospital, this is a location that combines practicality with a high quality of life.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120561



Property Ref: DBY120561 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01332 361308

bagshaws residential



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.