



Woodhall Drive, Littleover, Derby

£350,000



Key Features

- Four Bed Family Home
- Detached
- Two Reception Rooms & Two Bathrooms
- Located in Sought-After Littleover
- In Need of Modernisation
- Large Corner Plot
- EPC rating TBC





Situated in the desirable residential area of Littleover, this generously proportioned four-bedroom detached property offers an exciting opportunity for modernisation. Positioned on a prominent corner plot, the home is available with no onward chain and benefits from vacant possession, making it ideal for those looking to move quickly or put their own stamp on a property.

Externally

The house boasts a classic brick façade with large, white-framed windows that flood the interior with natural light. A mature wisteria climber adds charm to the frontage, giving the home character and curb appeal.

The front garden is well-maintained with established shrubs and vibrant planting, creating a welcoming first impression. A spacious driveway leads to a covered carport and attached garage, providing ample off-road parking and shelter. The main entrance is tucked under the carport, offering a sheltered approach with a handy grab rail and a neat brick-paved threshold.

Hallway

A light-filled entrance hall with a central staircase rising to the first floor. The hallway offers access to the lounge, dining room, kitchen, and downstairs bathroom. There is also a built-in storage cupboard housing the warm air heating system and alarm control panel. The layout provides a practical flow throughout the home, and the hall's generous size enhances the sense of space on arrival.

Lounge

The property features a large and light-filled lounge, ideal for relaxing or entertaining. Dual-aspect windows, including a wide picture window to the front, allow for an abundance of natural light and offer views over the front garden. A central fireplace with brick hearth and wooden mantle adds character and provides a focal point to the room.

Dining Room

The dining room is a versatile space with a large window overlooking the rear garden. Neutrally decorated with a patterned carpet and classic light fitting, it offers ample room for a dining table and chairs. Positioned off the entrance hall, this room is ideal for both formal dining and everyday family meals.

Kitchen

The kitchen is a bright and functional space featuring a range of contemporary white cabinets with sleek black worktops, offering storage and preparation space. A stainless steel sink sits beneath a large window, providing views over the rear of the property and allowing natural light to flood in. The room is neatly tiled with a neutral floor and splashback, and includes space for a freestanding cooker. A door leads out to the conservatory, adding practicality and flow for daily living.

Conservatory

The property benefits from a conservatory, currently set up as a utility area with fitted worktops, a stainless steel sink, and plumbing for appliances. The tiled floor and large windows create a light and airy atmosphere, making it a useful extension of the main living space. The conservatory also provides direct access to both the garage and the generous rear garden.







WC

The property includes a useful ground floor WC, located just off the entrance hall. It features a white two-piece suite comprising a pedestal wash basin and toilet, set against neutral décor.

Landing

The property features a central staircase with a wooden balustrade, leading to a spacious and well-lit first-floor landing. A large window brings in plenty of natural light, creating an airy and inviting atmosphere. There is also a loft hatch, offering potential for additional storage.

Bedroom One

Bedroom 1 is a well-proportioned double room situated at the front of the property, enjoying pleasant views over the front garden through a large picture window. The room is tastefully decorated with a feature wall and neutral tones, and benefits from fitted wardrobes and matching bedroom furniture, offering plenty of built-in storage.

Bedroom Two

Bedroom 2 is a generously sized double room overlooking the rear of the property, offering views of the mature garden and surrounding trees. Bright and airy, it features a large window that fills the room with natural light. The space is neutrally decorated with a subtle feature wall and would make an ideal second bedroom, guest room, or home office. There is plenty of space for freestanding furniture.

Bedroom Three

Bedroom 3 is a comfortable and well-proportioned room positioned at the front of the property, benefiting from a large window that allows for plenty of natural light.



Bedroom Four

Bedroom 4 is located at the rear of the property, enjoying views over the garden and mature trees. Ideal as a child's bedroom, home office, or nursery, the room benefits from a large window that lets in plenty of natural light, along with a practical layout for versatile use.

Bathroom

The family bathroom is fitted with a classic three-piece suite comprising a panelled bath with shower over, pedestal wash basin, and low-level WC. Fully tiled in neutral tones with decorative border detail, the space feels bright and well-maintained. A frosted window provides natural light while ensuring privacy. Practical and functional, this bathroom offers scope for modernisation to suit personal taste

Rear Garden

The property enjoys a generous and well-established rear garden, offering a delightful mix of lawn, mature trees, and colorful planting. A spacious paved patio area provides the perfect spot for outdoor dining or entertaining, while the rest of the garden is bordered by a variety of shrubs and hedges, creating a private and peaceful retreat. With plenty of space for children to play or for keen gardeners to enjoy, this outdoor area is a true asset to the home. A secure side gate allows access to the front, and there is also a garden shed for useful external storage.

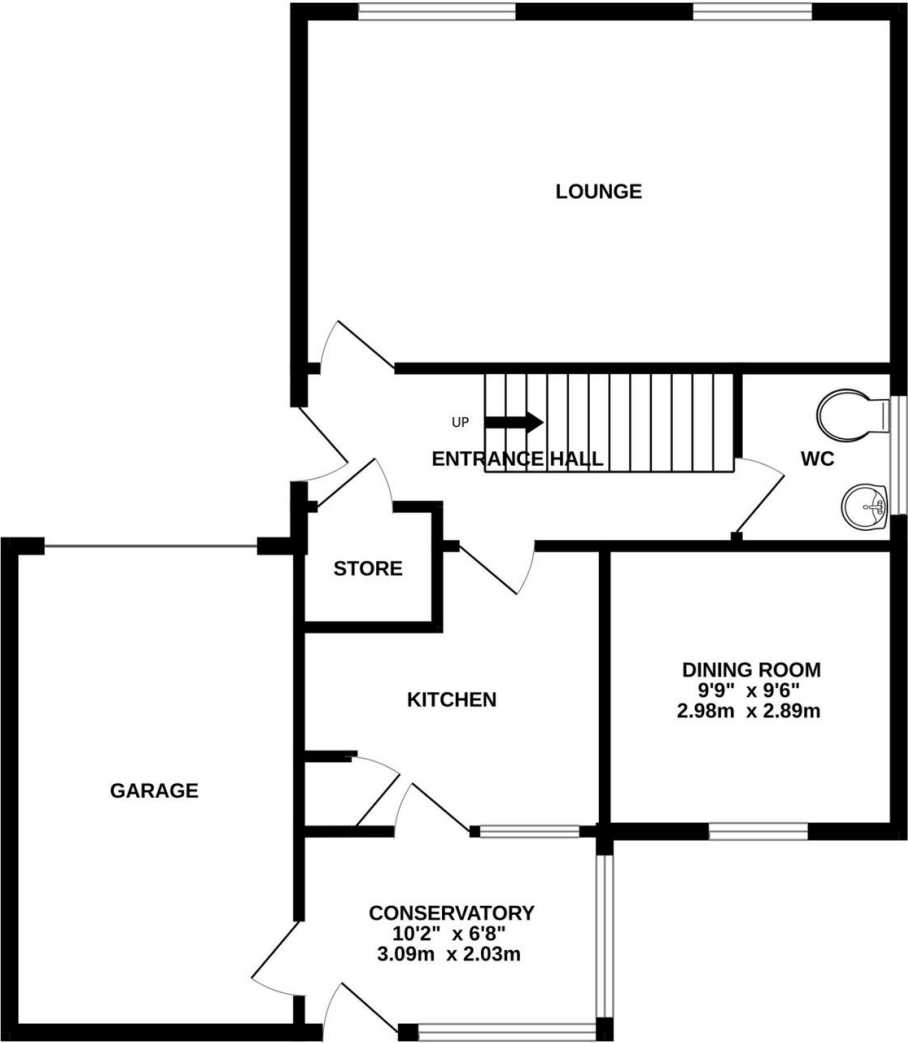
Garage

The property benefits from a single attached garage with both internal access from the house and a traditional up-and-over door to the front. The garage offers ample space for parking or storage and is fitted with power and lighting, making it ideal for use as a workshop or utility area. Exposed brick walls, built-in shelving, and a workbench provide a practical environment for DIY projects or general household storage.

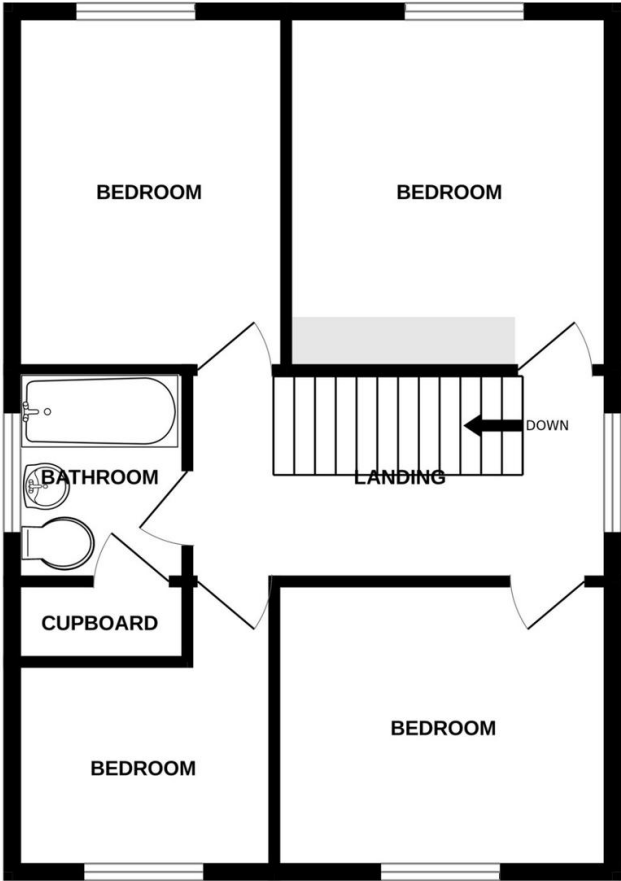


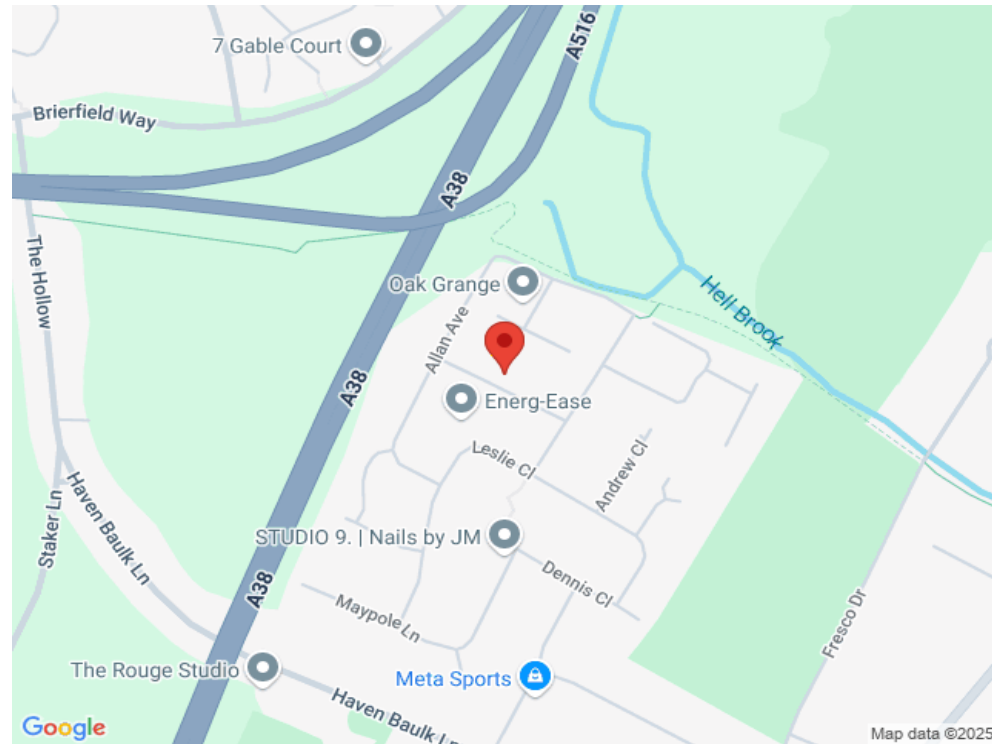


GROUND FLOOR



1ST FLOOR





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