

Brindle Way

Littleover, Derby, DE23 3ZB

John German



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£600,000

Stylish family home, skilfully extended and remodelled to create fantastic open space in the form of a spectacular open plan dining kitchen with central island and bi-fold doors, complemented by two further separate sitting rooms and a ground floor home office, perfect for larger families.

This wonderfully extended property offers generously proportioned living accommodation extending to almost 2000 square feet, located in one of the area's most popular developments. Heatherton Village offers a doctors surgery, local Church and a parade of shops including a supermarket, pharmacy and Zanfish fish and chip shop. There is also the popular Hollybrook Tavern Pub and Bollywood Indian Restaurant. Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby.

Entrance to the property is via a light and welcoming entrance hall with stairs rising to the first floor and doors leading off to the ground floor living spaces.

The ground floor guest WC has been refitted with a concealed flush WC and vanity washbasin with storage beneath, LED mirror, complementary tiling, open shelving and contemporary ladder style radiator.

To the right of the entrance hall created out of half of what was originally a double garage is a very generous home office or playroom overlooking the front driveway.

Opposite is the main living room featuring a large bay window providing lots of natural light and two sets of glazed double doors one from the hallway and the other leading into what would have been a formal dining room and is now a second sitting room with French doors opening out on to the rear garden.

The kitchen is at the heart of any home, but this stylish open plan dining kitchen creates the perfect space for entertaining or more intimate family gatherings filled with natural light coming from ceiling skylights, a full height side window and two sets of bi-fold doors creating a seamless flow from indoors to outdoors. The kitchen area is fitted with an extensive range of white high gloss contemporary cabinets with subtle gold accent strips and a contrasting island unit and breakfast bar with pendent lighting above, quartz worktops and a one and a quarter bowl sink with mixer tap. The kitchen comes with a range of integrated appliances including fridge freezer and dishwasher, eye level double oven, induction hob with extractor hood over and antique effect mirrored splashback. There is plenty of space remaining for a family sized dining table and chairs as well as additional furniture.

The utility room is fitted with a range of base and eye level units, roll edge worksurface, inset sink unit with mixer tap, tiled splashbacks, wall mounted boiler, built-in storage cupboard, side entrance door and courtesy door to the garage.

On the first floor stairs lead to a galleried landing with a built-in airing cupboard, access to roof space and doors leading off to the bedrooms and family bathroom.

The master suite is a fabulous principal bedroom with an extensive range of fitted wardrobes as well as a walk-in dressing room and an ensuite bathroom fully tiled and comprising double shower, recessed niche with accent lighting and a large LED mirror, concealed flush WC, vanity washbasin with storage beneath and a contemporary ladder style radiator.

There are three further superb double bedrooms all with fitted wardrobes served by a contemporary family bathroom having been fully tiled and refitted with a panelled bath with wall mounted taps and a hair shower attachment, recessed niche with accent lighting and a large LED mirror and a contemporary ladder style radiator above, concealed flush WC, vanity washbasin with generous storage beneath, matching storage tower and a double

shower enclosure also with recessed shelving and accent lighting, window to the rear.

Outside the property is set well back from the road behind a lawned front garden with ornamental borders and a raised flower bed. To the side is a double width driveway providing off road parking and access to the garage.

The fully enclosed and family friendly rear garden enjoys a good degree of privacy as its not directly overlooked from the rear and is perfect for children as well as outdoor entertaining featuring an extended patio adjacent to the rear of the house leading onto a well kept lawn with deep borders on either side whilst to the rear of the garden is a bark covered children's play area. Along the side of the house is a useful storage shed.

The property benefits from 7x 450W bi-facial solar panels and 2 x Duracell 5.12kw batteries which were installed in November 2025 and have remaining warranties.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA28072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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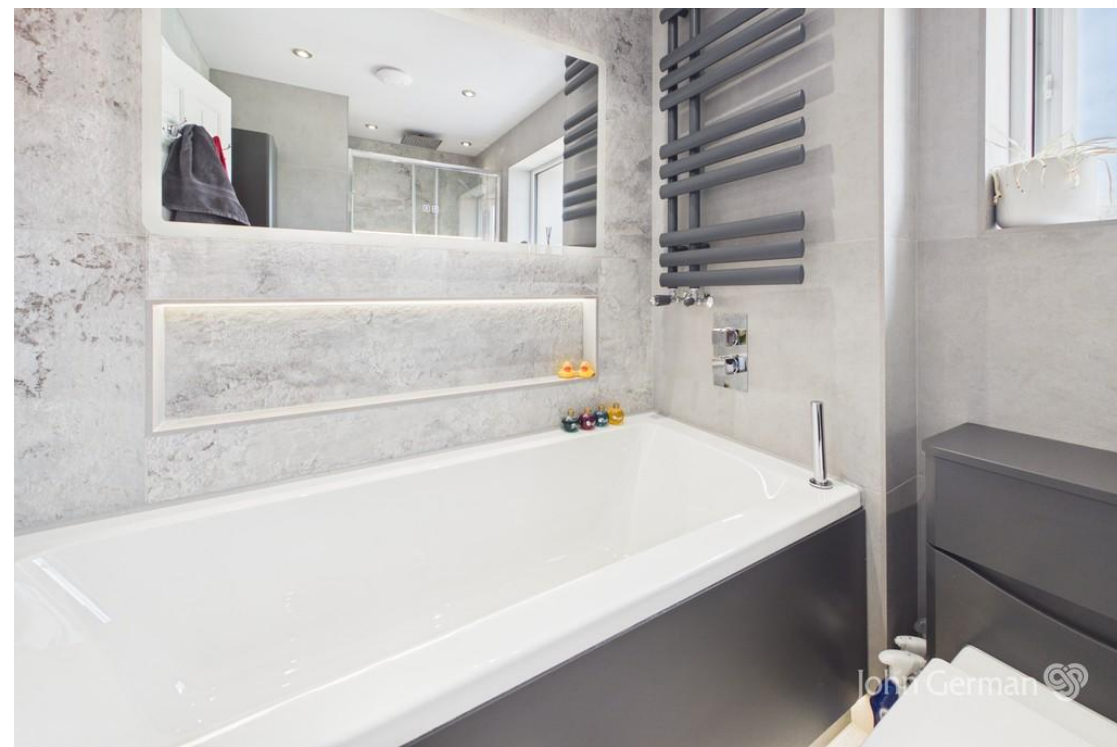




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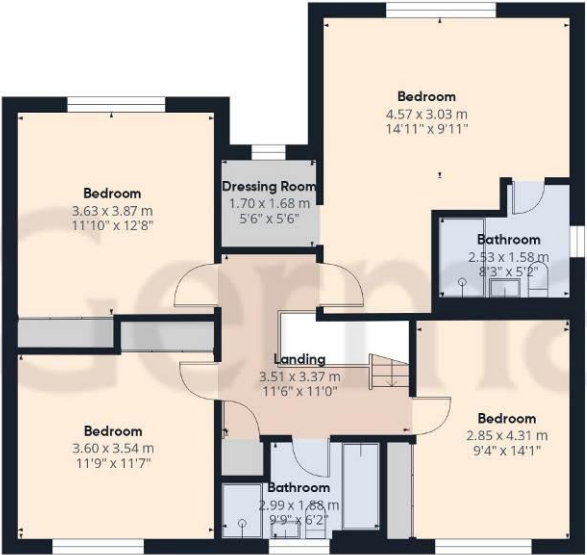


Ground Floor

Approximate total area⁽¹⁾

183.1 m²

1973 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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