



STEPHENSON GARDENS, LITTLEOVER, DERBY

PRICE £875,000

5 BEDROOM

| 3 BATHROOM

| 3 RECEPTION



WELCOME TO STEPHENSON GARDENS

PREMIER LOCATION - LITTLEOVER SCHOOL CATCHMENT AREA - A most spacious and beautifully appointed five double bedroom detached new-build home, occupying a delightful end plot within this prestigious development. Constructed in 2024 by the renowned local builders Ivygrove Homes, the property has been finished to an exceptionally high standard, offering over 2,500 sq ft of stylish and versatile accommodation, together with excellent energy efficiency.

The beautifully appointed accommodation briefly comprises: entrance hallway, cloakroom/WC, sitting room with media wall, spacious study, utility room and a stunning open-plan living, dining and kitchen area with bi-folding doors opening onto the rear garden.

The first-floor landing provides access to five generous double bedrooms and a superb contemporary five-piece family bathroom. The impressive principal bedroom suite features built-in wardrobes and a contemporary en-suite shower room, while the second bedroom also benefits from its own contemporary en-suite shower room.

Outside, the property enjoys a professionally landscaped rear garden, featuring paved seating areas and pathways, artificial lawn and raised planting beds. To the front, there is a generous block-paved driveway providing parking for approximately four vehicles.

THE DETAIL

The Detail

Constructed by Ivygrove Homes in 2024. This beautiful high specification home forms part of a prestigious development of 17 properties set within private and mature grounds of the former Old Hall of Littleover Viillage. Occupying an enviable end position with an attractive outlook towards mature trees, this impressive five double bedroom detached home combines generous accommodation with a superb level of contemporary specification.

The welcoming entrance hallway features large-format porcelain tiling and provides access to the wc, study, living room and outstanding open-plan living/dining kitchen. The spacious living room enjoys excellent natural light from three front and two side windows, together with a stylish built-in media wall, log-effect electric fire and useful storage.

The impressive open-plan living, dining and kitchen space forms the heart of the home, with porcelain tiled flooring, recessed LED lighting and two sets of bi-folding doors opening onto the rear garden. The bespoke two-tone kitchen incorporates a quartz-topped island, Bora induction hob with integrated extraction, ceramic sink with antique brass mixer tap and a comprehensive range of integrated Neff appliances, including two ovens and warming drawer. A separate utility room provides matching cabinetry, quartz worktop, ceramic sink, appliance space and access to the side garden.

To the first floor are five well-proportioned bedrooms. The spacious primary bedroom benefits from stylish fitted wardrobes and a luxurious ensuite shower room. Bedroom two also features fitted wardrobes and its own ensuite, while bedrooms three and four have built-in mirrored wardrobes. Bedroom five is currently arranged as a stylish home office with bespoke fitted storage, desk and shelving.

Outside, the property offers a generous block-paved driveway providing parking for three to four vehicles, together with a double attached garage with remote control door. The delightful enclosed rear garden has been professionally landscaped and features an Indian sandstone paved patio area and pathway, artificial lawn, raised planting beds and attractive mature planting, providing an easily maintained outdoor space ideal for entertaining and relaxation.

CB+CO





Location

The property occupies this most prestigious cul-de-sac location, off Burton Road, just a short walk away from an excellent range of local amenities in Littleover Village centre, including a supermarket, post office, petrol station and a further range of retail outlets. The property is also located within walking distance of the Royal Derby Hospital.

Just a short drive away is Mickleover Village Centre which also offers a good range of local amenities, there is swift access to the A38 and A50 leading to the M1 motorway and the main motorway networks

The property falls within the catchment area for the noted Littleover Community School and is a short walking distance from St. Peter's Junior school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

This location is well positioned for employment opportunities at Rolls-Royce, Toyota and Derby University.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.













Swinton House, Stephenson Gardens, Littleover, Derby



Ground Floor
 Approximate Floor Area
 1693 sq. ft
 (157.28 sq. m)

First Floor
 Approximate Floor Area
 1286 sq. ft
 (119.47 sq. m)

Approx. Gross Internal Floor Area 2979 sq. ft / 276.75 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

2519.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

G

- Stunning Five Double Bedroom Detached Residence
- Premier Location - Prestigious Development of 17 High Quality Homes
- Built by Ivygrove Homes in 2024 - NHBC Guarantee Remaining
- Over 2500 Square Feet of High Specification - Accommodation
- Entrance Hallway, WC, Sitting Room, Study & Utility Room
- Stunning Open Plan Living Dining Kitchen
- Five Double Bedrms, Two En-Suites & Contemporary Bathroom
- Generous Driveway, Double Garage & Professionally Landscaped Rear Garden

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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