



OLD HALL AVENUE, LITTLEOVER, DERBY

PRICE £1,350,000

5 BEDROOM | 3 BATHROOM | 5 RECEPTION



WELCOME TO THE WILLOWS OLD HALL AVENUE

LITTLEOVER SCHOOL CATCHMENT - A substantial and beautifully presented five-bedroom detached family home, extending to approximately 3,800 sq ft of versatile living accommodation, set within stunning landscaped gardens of over $\frac{3}{4}$ of an acre with planning consent granted for TWO BUILDING PLOTS. Occupying a highly sought-after mature residential location, the property benefits from gated intercom access, an extensive driveway, an impressive six-car garage, and excellent access to local amenities and the Royal Derby Hospital.

Immaculately maintained throughout, the spacious accommodation briefly comprises an inviting entrance hallway, cloakroom wc, sitting room, outstanding open-plan living/dining kitchen, inner hallway, cloakroom, office, study area with sun room, primary bedroom with en-suite shower room, second bedroom with en-suite area, two further bedrooms, a stylish family bathroom, and a versatile sun room accessed from the fourth bedroom. The fifth bedroom also provides an ideal home office. To the first floor is a generous lounge enjoying superb views, together with a large attic room offering excellent flexibility as an additional bedroom or hobby room.

Electric double gates open onto an extensive block-paved driveway providing ample parking and access to the impressive six-car garage. The mature landscaped gardens surround the property and include a substantial timber-framed summerhouse together with a contemporary detached gym/home office.

A further significant advantage is the benefit of detailed planning permission for two additional detached dwellings. Further information is available upon request.

THE DETAIL

An exceptional detached family residence occupying a substantial private plot, offering beautifully presented and highly versatile accommodation, extensive garaging, landscaped gardens and planning permission for two additional detached dwellings.

The property is approached via remote-controlled electric gates leading to an extensive block-paved driveway providing ample off-road parking and access to the substantial lower ground floor garage and workshop.

The spacious interior centres around a stunning open-plan living, dining and kitchen area, beautifully appointed with solid wood cabinetry, granite work surfaces, a central island and quality integrated appliances, creating an ideal space for modern family living and entertaining. A generous sitting room with feature fireplace provides a more formal reception space, while a large utility/boot room offers excellent storage and practical day-to-day convenience.

The flexible ground floor layout includes four well-proportioned bedrooms, with the impressive primary suite benefiting from a walk-in wardrobe, en-suite shower room and direct access to a delightful sun room overlooking the landscaped rear gardens. A second bedroom also enjoys en-suite facilities. One bedroom is currently utilised as a home office and there is a family bathroom. To the first floor, a spacious lounge with Juliet balcony enjoys elevated views of the beautiful gardens, while a substantial attic room offers a most spacious bedroom space or games room.

The mature landscaped gardens are a particular feature, providing a high degree of privacy with expansive lawns, sun terraces, seating areas, mature trees, water features and a detached timber office/gym, together with a separate summer house and greenhouse.

Further enhancing the property's appeal is the benefit of planning permission for the construction of two modern detached homes with separate driveway access, offering excellent future development potential (Derby City Council Planning Reference: 25/00250/VAR)

A rare opportunity to acquire a substantial family home with outstanding versatility, exceptional outdoor space and significant future potential.

CB+CO





The Location

The property occupies a convenient cul-de-sac location within walking distance to the Royal Derby Hospital. There is an excellent range of amenities in Littleover Village centre, including a supermarket, post office, petrol station and a further range of retail outlets. 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 Wren Park Primary 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, Derby University and The Royal Derby Hospital.

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.





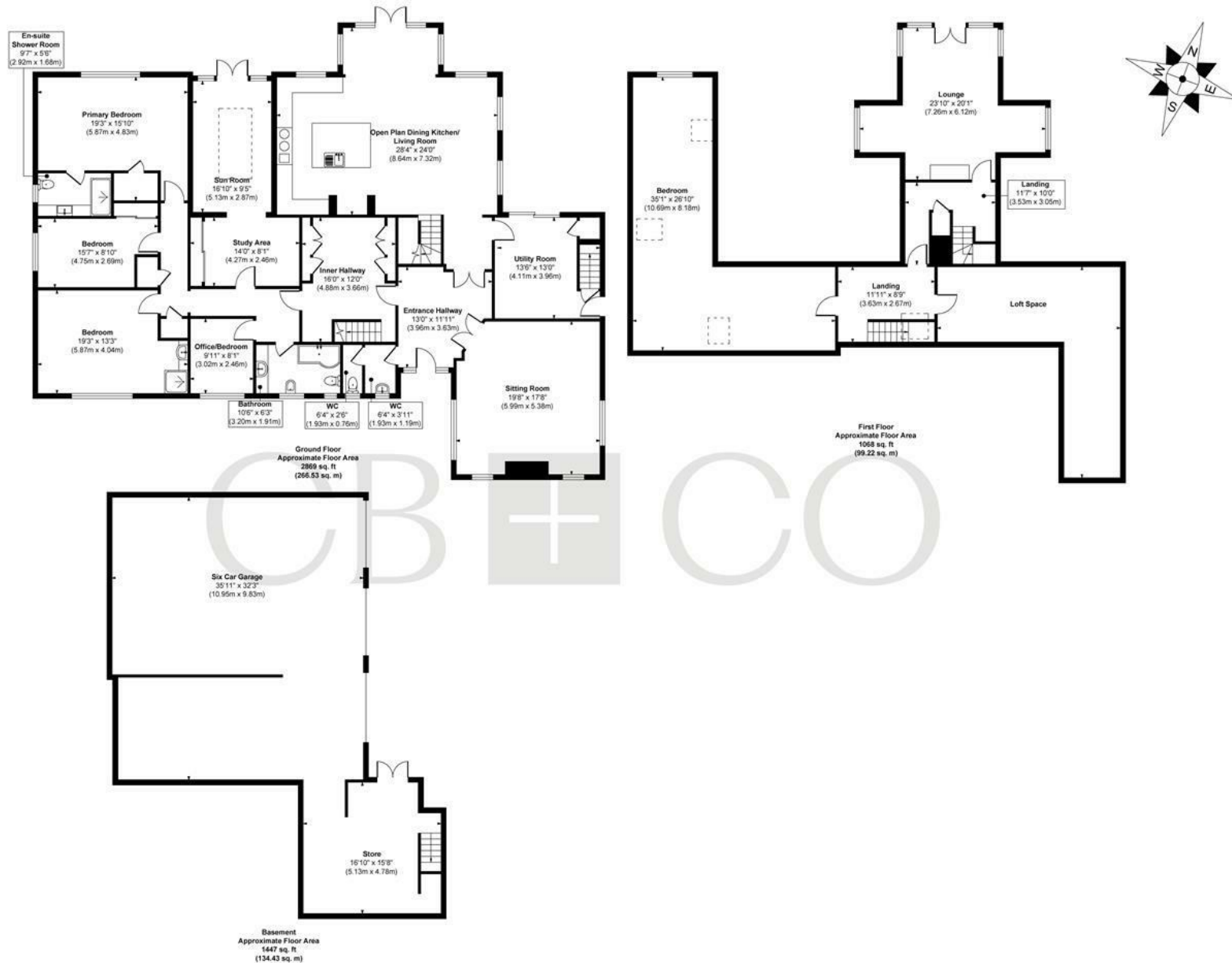








The Willows, Old Hall Avenue, Littleover, Derby



Approx. Gross Internal Floor Area 5384 sq. ft / 500.18 sq. m (Including Garage & Store & Excluding Loft Space)

Approx. Gross Internal Floor Area 3937 sq. ft / 365.75 sq. m (Excluding Garage & Store & Loft Space)

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

Produced by Elements Property

THE PARTICULARS

APPROX

3937.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

F

- Superior Extended Detached Family Home with Extensive Gardens & Two Building Plots
- Littleover School & Wren Park School Catchment Areas
- Private Gated Plot Set in Beautiful Grounds of Around 3/4 Acre
- Extensive & Versatile Living Accommodation of around 3800 Square Feet
- Entrance Hallway, WC, Sitting Room, Sun Room & Office
- Superb Open Plan Living Dining Kitchen with Sun Terrace & Utility Room
- Five Bedrooms, Two En-Suites & Family Bathroom
- Gated Driveway, Six Car Garage, Summerhouse & Detached Office/Gym
- Two Building Plots (Detailed Planning Consent Granted)
- Easy Access to Excellent Local Shops, Amenities & The Royal Derby Hospital

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

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