



PASTURES HILL, LITTLEOVER, DERBY

PRICE £900,000

5 BEDROOM | 3 BATHROOM | 3 RECEPTION



WELCOME TO PASTURES HILL

EXCEPTIONAL FAMILY HOME IN A SUPERBLY LANDSCAPED, PRIVATE SETTING – Positioned at the end of a private driveway and one of only two homes in this exclusive location, this impressive double-fronted detached residence enjoys an enviable position backing directly onto Mickleover Golf Course. Occupying a substantial landscaped plot, the property offers an outstanding combination of privacy, generous living space and beautifully maintained gardens, creating an ideal environment for family life. Opportunities to purchase a home in such a rare setting are few and far between.

The thoughtfully designed accommodation includes a spacious dual-aspect lounge with garden access, a separate dining room, a dedicated study, a recently refitted breakfast kitchen, a practical utility room and a ground floor WC. Upstairs, all four bedrooms are comfortable doubles, including a superb principal suite with a contemporary ensuite shower room.

Outside, the extensive wraparound gardens provide a wonderful backdrop for entertaining and everyday enjoyment, while the block-paved driveway, double garage and parking for numerous vehicles add further practicality. This is a rare opportunity to acquire a home in one of Littleover's most desirable and private positions.

THE DETAIL

The Detail

Approached via a private driveway serving just two properties, this attractive double-fronted home immediately creates an excellent first impression with its storm porch featuring decorative pillars and tiled flooring. The spacious entrance hall provides a welcoming introduction, incorporating a useful cloak cupboard, guest WC and staircase rising to the first floor.

The dual-aspect lounge is a superb reception room, filled with natural light from two front-facing windows and two side windows, while patio doors open directly onto the rear garden. A feature fireplace incorporating a coal effect fire provides an attractive focal point, complemented by coving to the ceiling and three radiators, creating a comfortable and inviting living space throughout the seasons.

Positioned to the front of the property, the separate dining room offers an excellent setting for both formal dining and family occasions. The study enjoys a pleasant outlook over the gardens, making it an ideal home office or quiet reading room.

The refitted breakfast kitchen has been thoughtfully designed with both style and practicality in mind, featuring contemporary matching wall and base units, premium Dekton worktops, matching splashbacks and recessed lighting. Integrated Neff appliances include an induction hob, double oven, combination microwave oven, cooker hood with downlighting and fridge freezer. French doors open directly onto the patio, creating an effortless connection between the kitchen and outdoor entertaining space.

A well-appointed utility room provides additional worktop space, a sink with mixer tap, plumbing for both a

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washing machine and dishwasher, tiled flooring, radiator and a substantial built-in storage cupboard housing the central heating boiler, meters, shelving and coat rails.

The first floor continues to impress with a spacious landing featuring a striking front-facing window and access to the partly boarded loft via a pull-down ladder. The principal bedroom enjoys delightful views across the rear garden towards Mickleover Golf Course and benefits from two sets of fitted wardrobes, fitted drawers and a beautifully refitted en-suite shower room with a large walk-in shower featuring concealed controls and a rainfall shower, contemporary vanity unit with storage, fitted mirror, WC, tiled flooring and a heated towel radiator.

The remaining four bedrooms are all generously proportioned, providing flexible accommodation for larger families, guests or those working from home. Two of the front-facing bedrooms each benefit from two windows, creating bright and airy spaces, while the additional rear bedroom enjoys attractive views over the gardens. The family bathroom has been beautifully appointed with a freestanding bath featuring a statement mixer tap and shower attachment, a concealed flush WC, contemporary wash hand basin, recessed lighting and a heated towel radiator. An airing cupboard housing the hot water cylinder provides further practical storage.

The exceptional grounds are undoubtedly one of the property's defining features. Occupying a substantial plot,



the gardens extend around the home and have been thoughtfully landscaped to create a wonderful balance of formal gardens and natural surroundings. To the front are extensive lawns, mature trees, fruit trees, a vegetable garden, established planting borders, slate beds, a wilding area and two timber sheds. A block-paved driveway provides generous parking for numerous vehicles and leads to the double garage, which benefits from power, lighting and electric doors.

The side and rear gardens enjoy an excellent degree of privacy and offer outstanding outdoor space for both families and entertaining. A large patio extends across the rear of the property, overlooking beautifully stocked borders and mature trees before leading to the exceptional backdrop of Mickleover Golf Course. Beyond the established planting are additional garden areas, providing excellent versatility and further enhancing the impressive size of the plot. The unique setting, with only one neighbouring property on the private driveway and the golf course beyond the mature tree line, creates a lifestyle opportunity that rarely becomes available.

Situated in one of Littleover's most desirable residential locations, the property falls within the highly regarded Littleover Community School catchment area and is also within a short walk of Derby High School and Derby Grammar School, making it an outstanding choice for families. Derby Royal Hospital and Rolls-Royce are both conveniently located nearby, while Littleover Village offers an excellent selection of shops, cafés, restaurants, supermarkets and everyday amenities. Combining an exclusive setting with outstanding convenience, this location is perfectly suited to modern family living.

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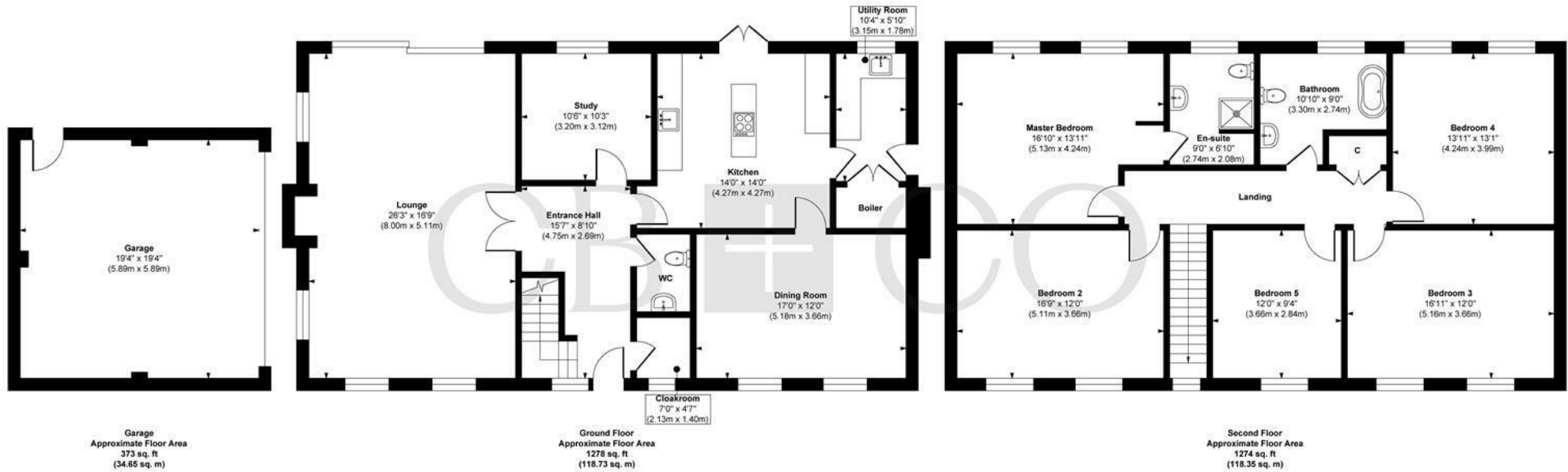








Pastures Hill



Approx. Gross Internal Floor Area 2925 sq. ft / 271.73 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

2552.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

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- Family Home in Superb Private Setting, Situated On A Private Driveway
- Exceptional Position Backing Directly Onto Mickleover Golf Course
- Substantial Landscaped Plot With Extensive Front, Side And Rear Gardens
- Five Well-Proportioned Bedrooms Including A Refitted Principal En-Suite
- Spacious Dual-Aspect Lounge With Patio Doors Opening Onto The Rear Garden
- Separate Dining Room And Dedicated Study Ideal For Home Working
- Refitted Breakfast Kitchen With Premium Neff Integrated Appliances And Dekton Worktops
- Stylish Family Bathroom Featuring A Freestanding Bath And Contemporary Fittings
- Double Garage With Electric Doors, Power And Lighting
- Littleover Community School Catchment And Close To Derby High School

DARLEY ABBEY MILLS

THE MILLS

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MICKLEOVER

THE STUDIO

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