



THE CROFT, LITTLEOVER, DERBY

PRICE £310,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO THE CROFT

STYLISH EXTENDED FAMILY HOME WITH ARCTIC CABIN - A spacious and extended three-bedroom detached family home, occupying a delightful cul-de-sac position just off Willson Avenue. Beautifully presented throughout, the property offers an ideal home for a young family or professional couple. To the rear, there is a beautifully landscaped private garden, complete with an impressive timber-framed Arctic cabin.

The property is well presented throughout and briefly comprises: an entrance hallway, lounge with bow window, extended dining kitchen, separate utility room and downstairs WC. To the first floor, the landing provides access to three well-proportioned bedrooms and a four-piece family bathroom.

Externally, the property is set back behind a wide driveway, providing ample off-road parking. There is also a useful storage facility within what was formerly a full-sized garage. To the rear is a beautiful, private and enclosed garden, bounded by timber fencing and featuring a lawned area, attractive raised decking, well-stocked borders and the impressive Arctic log cabin.

THE DETAIL

This beautifully presented three-bedroom home occupies a pleasant position within a quiet cul-de-sac, offering spacious and versatile accommodation throughout.

The property is entered via a double-glazed stained glass door leading into a welcoming hallway, with decorative coving, dado rail and staircase to the first floor. There is also a useful guest cloakroom wc. The ground floor features a stylish lounge with a feature inset gas fire, alongside a separate dining room with useful under-stairs storage and patio doors leading into the conservatory. The conservatory provides attractive views and direct access to the garden, together with an air conditioning unit.

A particular highlight is the high-specification fitted kitchen, featuring quartz worktops, glass upstands, a Franke sink, extensive fitted storage, Neff five-ring gas hob, extractor, built-in oven and grill, integrated fridge, wine fridge, washing machine and dishwasher. Underfloor heating and access to the garage/storage area are further benefits.

Upstairs, the semi-galleried landing provides loft access and leads to three bedrooms. The spacious primary bedroom benefits from quality fitted furniture, while the remaining bedrooms overlook the rear. The third bedroom also has the benefit of stylish contemporary wardrobes and shelving. The well appointed bathroom includes a vanity wash hand basin, bath with integrated shower and wc.

Externally, the property benefits from a quality driveway providing ample off-road parking and access to a useful storage room. The private rear garden includes a decked area, lawn, raised planted borders and a pathway leading to an impressive log cabin, complete with solid-fuel barbecue, power and lighting, providing an excellent space for entertaining. There is also an impressive timber framed arctic cabin with inside seating with central barbecue area.

CB+CO





The Location

The Croft lies in the heart of Littleover, and enjoys a prime location close to an array of amenities. The village offers independent shops, cafes and pubs. Nearby, you'll find Insomnia Coffee Shop, Zanafish Fish & Chip Shop, and a local petrol station with a convenience store.

For professionals, the property is within easy reach of Rolls-Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Transport links are excellent, with regular bus services and easy access to the A38 and A50. Littleover combines a village feel with modern convenience, making it an ideal place to call home.

For recreation, local attractions include the King George V playing fields and Littleover Tennis Club, providing ample options for outdoor activities. For golf enthusiasts, Mickleover Golf Club is also nearby, offering superb facilities, lush fairways, and a welcoming clubhouse for social events, adding to the appeal of this vibrant, well-connected village surrounded by green spaces.

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.





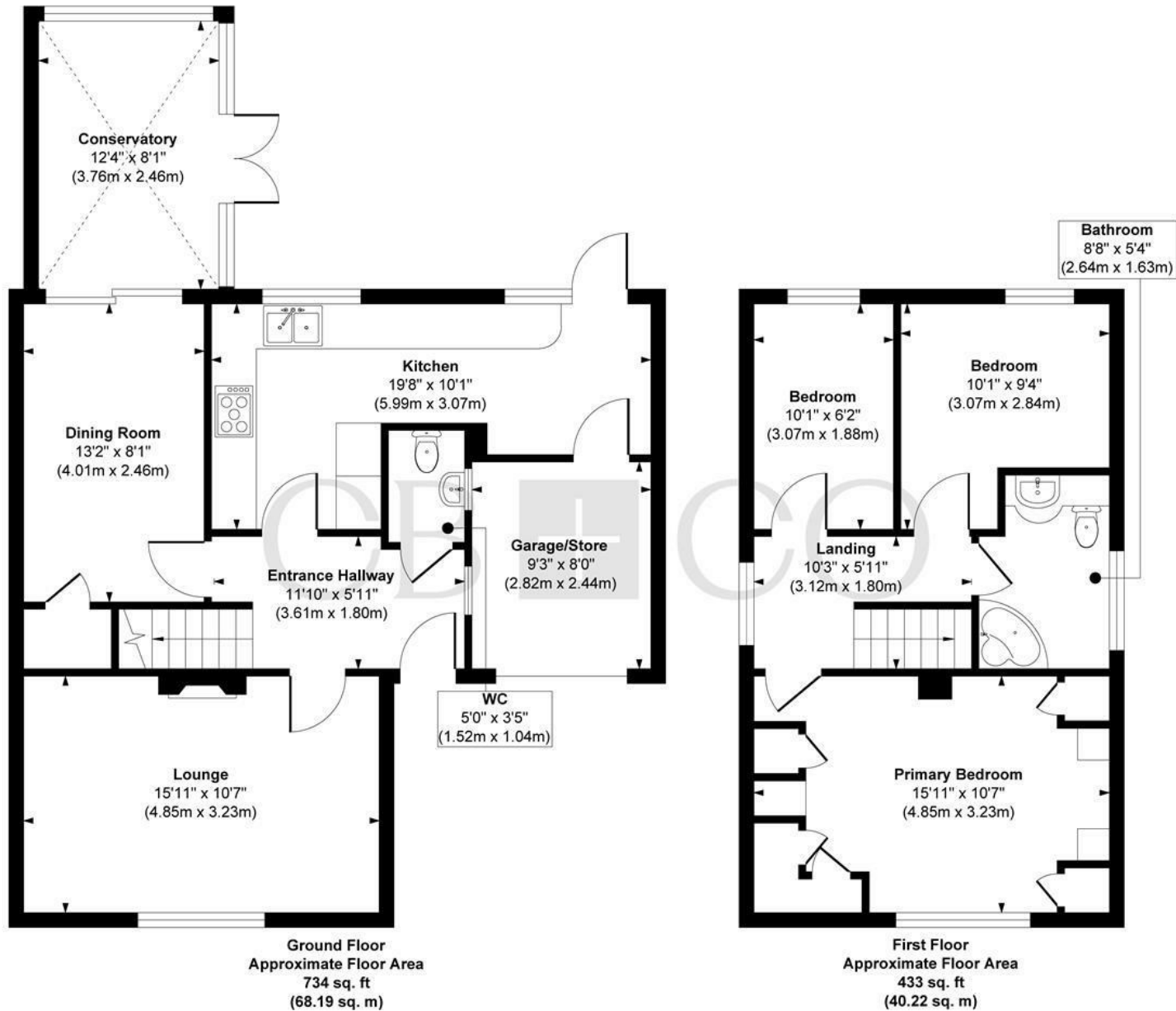








The Croft, Littleover, Derby



Approx. Gross Internal Floor Area 1167 sq. ft / 108.41 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

1167.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Well Presented Extended Three Bedroom Detached Home
- Delightful Cul-de-Sac Position off Willson Avenue
- Ideal for Young Family or Professionals
- Gas Central Heating & Double Glazing
- Entrance Hallway, WC & Well Appointed Extended Kitchen
- Stylish Living Room, Dining Room & Conservatory
- Three Well Proportioned Bedrooms & Bathroom
- Driveway, Garage/Store & Timber Framed Arctic Cabin
- Derby Moor Academy Catchment Area
- Close to Excellent Local Shops & Amenities

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

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