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39, DE23
£895,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL CATCHMENT AREA - A most spacious extended, high specification six double detached family home, set within this highly sought after position on the edge of Heatherton Village. This substantial architect designed home offers around 4500 square feet of overall floor area with a highly versatile layout that includes a detached double garage with annexe or studio.

The property has been appointed to a most impressive specification with stylish contemporary fittings and underfloor heating. The property offers a stylish entrance hallway, utility wc, spacious sitting room, gym/potential further reception room and the highlight of the ground floor is the most spacious stunning open plan living dining kitchen with dining island with two sets of wide bi-folding doors leading to the rear garden. There is also a second kitchen/utility room.

Upstairs, there are six well-proportioned double bedrooms, superb contemporary family bathroom and a separate shower room with steam shower. The most spacious duplex primary bedroom suite offers a first floor bedroom area with en-suite and then stairs leading to a second floor dressing room with further en-suite and walk in wardrobe.

Externally, the property offers a generous driveway leading to the main entrance and double detached garage with annexe. There are superb contemporary styled south east facing landscaped gardens to the rear.





The Detail

The entrance hall features limestone flooring with underfloor heating and a bespoke staircase that sets a calm, contemporary tone. Off the hallway are a range of practical spaces including a utility room/wc, cloakroom, gym and a most spacious formal living room.

The main living area sits to the rear – a truly stunning and most spacious open-plan kitchen, dining and family space with bi-fold doors that lead directly onto the garden. The kitchen is fitted with light grey matte units, black granite worktops, a generous dining island with gas and induction hobs, and integrated appliances including ovens, dishwasher and wine cooler. A separate working kitchen provides additional functionality without compromising the flow of the main space.

Upstairs, the landing opens onto a private balcony with views across adjacent woodland. The principal bedroom suite spans two levels and includes a dressing room, large walk in wardrobe, en-suite wet room and separate WC. Bedroom two also features its own en-suite, while bedrooms three to five are served by a family bathroom and separate shower room with steam shower. A sixth bedroom is currently used as a study, offering flexibility for remote working or guest accommodation.

Outside, the property stands on this generous plot with a good sized driveway providing off road parking for multiple vehicles and leading to a detached double garage with electric remote door.

There is also a side access at the side of the garage leading to a useful annexe or home office/studio. This has a kitchen area on the ground floor with stairs leading to the first floor landing and a spacious bedroom/office area with en-suite shower room





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The Location

Whittlebury Drive is situated in the sought-after Heatherton Village area, set in the desirable suburb of Littleover known for its strong sense of community and excellent local amenities.

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.

The property is within the catchment area for the highly regarded Littleover School and the property also offers easy access to local private schooling with Derby Grammar School and Derby High School being located close by.

Nearby, the village centre provides independent shops, cafes, pubs, and convenient services, enhancing the area's appeal.

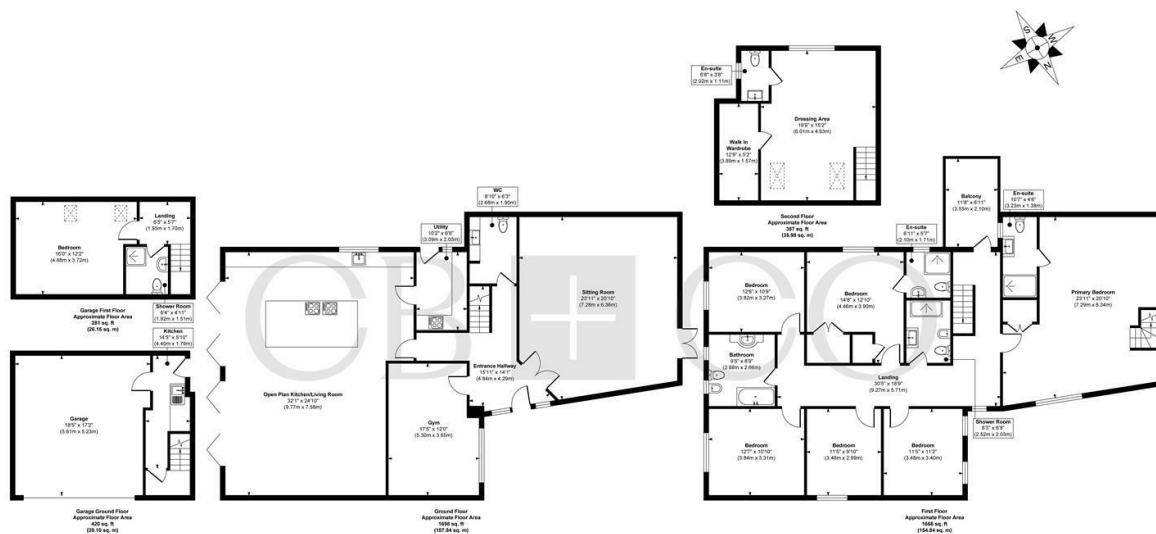
Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Littleover also offers recreational facilities, green spaces, and a range of dining options, ensuring a lifestyle that blends convenience with comfort.







Victoria Lodge, Whittlebury Drive, Heatherton Village, Derby



Approx. Gross Internal Floor Area 4452 sq. ft / 413.91 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Stunning Extended High Specification Detached Family Home
- Around 4500 Sq Feet Floor Area including Double Garage & Annexe
- Architect Designed - Comprehensively Re-Modelled & Extended
- Entrance Hallway, Spacious Living Room, Gym & Utility WC
- Most Spacious Open Plan Living Kitchen with Bi-Folding Doors & Second Kitchen
- Six Double Bedrooms Plus Annexe Bedroom
- Contemporary Family Bathroom, Shower Room & Four En Suites
- Stunning Duplex Primary Bedroom Suite with Second Floor Dressing Room
- Generous Driveway, Detached Double Garage & Contemporary Styled Garden
- Littleover School Catchment Area

Size

Approx 4452.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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