



Brackenhill Close, Littleover, Derby

Offers in the region of £310,000



## Key Features

- Detached Home
- Three Bedrooms
- Sought After Highfields Development
- Ensuite to Master
- Beautifully Presented
- Enclosed Rear Garden
- EPC rating B
- Freehold





A beautifully presented and thoughtfully updated home, offering stylish and versatile living space throughout, ideal for modern family life.

The ground floor has been designed with both comfort and practicality in mind, with a bright open-plan living and dining area forming the heart of the home. Cleverly zoned to create distinct spaces, this area is enhanced by a striking feature panelled wall, a bespoke room divider with built-in shelving, and an electric log-burning stove which adds a warm and cosy focal point. A rear-facing window and patio doors allow natural light to flood the space while providing direct access out to the garden, perfect for indoor-outdoor living.

Upstairs, the property continues to impress. The principal bedroom is a calm and stylish retreat, now benefiting from fitted wardrobes which offer excellent built-in storage while maintaining a sleek finish, along with its own private en-suite shower room. Additional bedrooms are equally well presented, with the third bedroom currently arranged as a charming nursery, highlighting the flexibility of the accommodation.

Throughout the home, the current owners have made a number of tasteful improvements, creating a property that is ready to move straight into. Combining modern finishes with homely touches, this is a fantastic opportunity for buyers seeking a stylish and well-maintained home.

Highfields Estate is ideally positioned within easy reach of well-regarded schools, with convenient bus routes nearby. Derby City Centre and the Royal Derby Hospital are both just a short drive

away, while excellent transport links, including the A38, A50 and M1, make commuting simple.

### Externally

Pull up onto the tarmac driveway, where there is ample parking for up to 6 cars alongside a single garage. There is a neat front lawn to the right of the property and a paved path leads around the side of the property where the EV charger is located and you can access the side and rear of the property through a secure gate.

### Hallway 4.35m x 0.91m (14'4" x 3'0")

Step into a light and airy hallway decorated in neutral colours and providing access to the kitchen, integral garage, downstairs toilet and lounge/dining room. The alarm panel and heating control are conveniently located here and the area is heated via a gas central heating radiator.

### Kitchen 3.28m x 2.5m (10'10" x 8'2")

Come through into the kitchen, where dark grey high gloss cabinetry and a metro-tiled splashback pair with white marble effect worksurfaces to create a stylish backdrop for family mealtimes and parties. A modern, functional, practical and sociable space, the kitchen features an array of fitted appliances, including a fridge freezer, oven, hob with extractor, sink, and dishwasher. Additionally, the room offers space for a freestanding breakfast bar, which is currently occupied by a breakfast bar/workstation and the space is lit by a large window to the front elevation.

### WC 0.95m x 1.85m (3'1" x 6'1")

A neutral room with space for coat storage. There is a toilet, sink, radiator & extractor fan.







### Lounge Diner 3.82m x 6.21m (12'6" x 20'5")

The main living accommodation opens into a bright and versatile space, ideal for modern living. Thoughtfully arranged to create defined lounge and dining areas, the room maintains an open-plan feel while offering a natural flow between the spaces. A large rear-facing window and patio doors, allow natural light to flood the room and creating a bright, airy atmosphere throughout, with easy access out to the garden.

The current owners have introduced a stylish feature panelled wall, forming a contemporary focal point within the lounge, while a bespoke room divider with built-in shelving subtly separates the living and dining areas, adding both character and practical storage.

There is also a useful storage area beneath the stairs, and an electric log-burning stove adds a cosy, homely touch, perfect for relaxing evenings in.

### Bathroom 1.98m x 2.47m (6'6" x 8'1")

The family bathroom features a bath with overhead shower, wash basin and WC, beautifully tiled in grey.

### Master Bedroom 2.6m x 3.31m (8'6" x 10'11")

The master bedroom is a bright and well-proportioned space, overlooking the quiet Crescent to the front. The current owners have enhanced the room with stylish, fitted wardrobes, providing excellent built-in storage while maintaining a clean and contemporary finish. There is ample space for additional furnishings, and the room also benefits from a TV point, ideal for a wall-mounted setup.

**En-suite** The en-suite features a shower cubicle with overhead thermostatic shower complemented by a



modern white suite and a chrome heated towel rail. A window to the front elevation allows light and ventilation.

### Bedroom Two 2.87m x 3.45m (9'5" x 11'4")

A large double room with window overlooking the rear garden. With ample space for wardrobes the room is decorated in neutral colours.

### Bedroom Three 2.56m x 2.5m (8'5" x 8'2")

Bedroom three enjoys pleasant views over the garden and is currently styled as a charming nursery, creating a warm and inviting space. Versatile in its layout, it could easily continue as a nursery or be adapted to suit a variety of needs, such as a home office, dressing room or children's bedroom.

### Garden

Outside, through the rear french doors you step onto a paved area which leads round the side of the house to gated access to the front drive just beyond. The garden provides a neat lawned area enclosed by fencing and decking at the rear for dining / entertaining. With the garden being north-east facing, it receives full sun during the morning. The overall effect feels private and spacious yet manageable, so it's ideal for families.

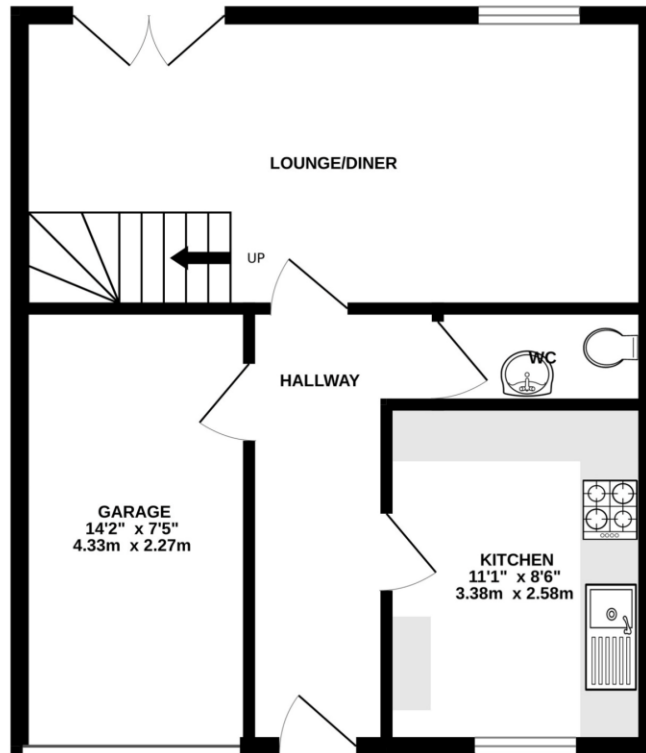
### Integral Garage 4.35m x 2.27m (14'4" x 7'5")

Accessed via an up and over door or internally the garage houses the Logic Combi boiler and fuse box. The current owners are using the garage for storage.

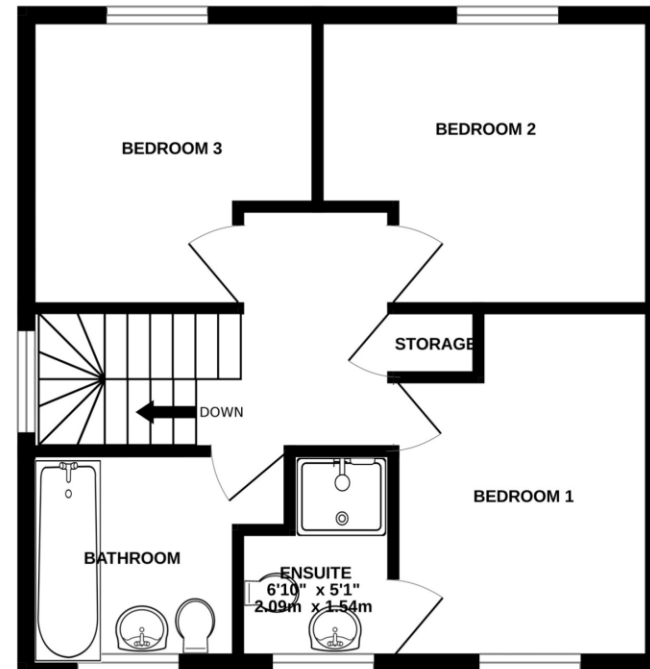




GROUND FLOOR

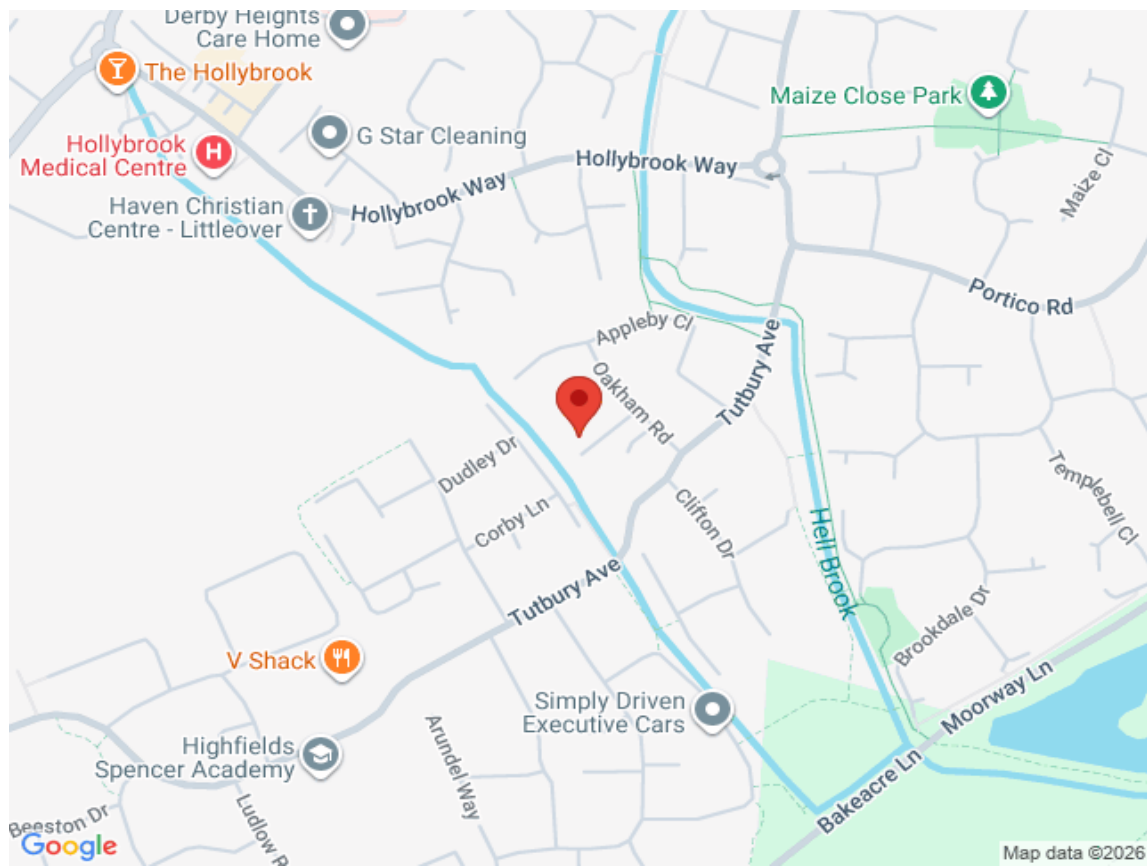


1ST FLOOR



6 BRACKENHILL CLOSE, LITTLEOVER

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