



LAWN HEADS AVENUE, LITTLEOVER, DERBY

PRICE £675,000

5 BEDROOM | 4 BATHROOM | 3 RECEPTION



WELCOME TO LAWN HEADS AVENUE

LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT AREA - A most impressive and substantially extended contemporary-style five double bedroom property, offering approximately 3,100 sq ft of spacious and versatile accommodation arranged over three floors. This exceptional family home combines generous living spaces with stylish contemporary design.

The property features include underfloor heating to the majority of the ground floor and hard-wired internet connectivity to every room. The welcoming entrance leads into a spacious lounge, versatile gym/study and a stunning open-plan dining kitchen, forming the heart of the home. Centred around a substantial breakfast bar, the kitchen flows seamlessly into a generous day room, creating an impressive open-plan space. Bi-folding doors from both areas provide a superb connection with the garden, while a multi-fuel burner creates a cosy focal point.

Across the upper floors are five generous double bedrooms, several with en-suite facilities, together with a luxurious principal suite featuring a dressing area, Juliet balcony and generous bathroom.

Externally, the rear garden offers lawn and patio areas, providing an excellent space for relaxation and entertaining, while the front benefits from driveway parking for three to four vehicles.

THE DETAIL

The Detail

The property opens through a composite front door into a large hallway with tiled flooring, oak doors and a staircase dividing to the upper levels. A versatile front room currently used as a gym connects to a separate office, offering excellent flexibility for home working, hobbies, play or additional reception use. A downstairs WC and useful understairs storage add practicality, while the spacious lounge enjoys a front-facing window and tiled floor. Underfloor heating serves the majority of the ground floor, adding further comfort to the principal living spaces.

The principal living area is the exceptionally large kitchen diner, centred around a substantial breakfast bar incorporating the hob and sink, with seating for at least six. Four ovens, a fitted fridge-freezer, wine fridge and extensive storage provide an impressive specification, while there is ample room for a large dining table. The kitchen opens directly into a further substantial living space, positioned a few steps down and continuing the tiled flooring. This additional room provides excellent versatility as a family room, entertaining space or second sitting area, with a multi-fuel burner creating a warm and inviting focal point. Bifold doors open directly onto the garden, creating an impressive connection between the internal and external spaces. A separate utility room provides plumbing for laundry appliances, dishwasher and an additional sink.

The first floor provides four double bedrooms, including two with ensembles, while another benefits from a walk-in wardrobe and dual-aspect windows. The generous family bathroom features a freestanding bath, separate shower, washbasin, WC and useful storage. The second floor is dedicated to the principal suite, with a generous dressing area, bedroom space, Juliet balcony overlooking the garden and ensuite with bath and separate shower. Four Velux windows provide excellent natural light and create a bright, private retreat. Hard-wired internet connectivity is provided to every room, supporting modern home working, streaming and connected living throughout the property.

Outside, the rear garden is mainly laid to lawn with a patio area providing an ideal space for outdoor dining, entertaining or relaxing. A mature tree to the rear adds greenery and a pleasant backdrop, while the bifold doors from both living areas provide easy access and make the garden an extension of the living accommodation during warmer months. To the front, the property benefits from three to four driveway parking spaces, providing useful off-street parking.

CB+CO





The Location

Located in the popular area of Littleover, this property is within easy reach of local shops, cafes, and public houses, as well as excellent transport links. It is within the catchment area for Littleover School and Wren Park Primary School, making it a convenient location for families.

Nearby recreational facilities and parks offer great outdoor spaces, while the Royal Derby Hospital, Rolls-Royce, Toyota, and the University of Derby are easily accessible. The property is also well-served by public transport, with direct routes to Derby city centre and major road links, including the A38 and A50.

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 £20 + VAT per purchaser is payable.





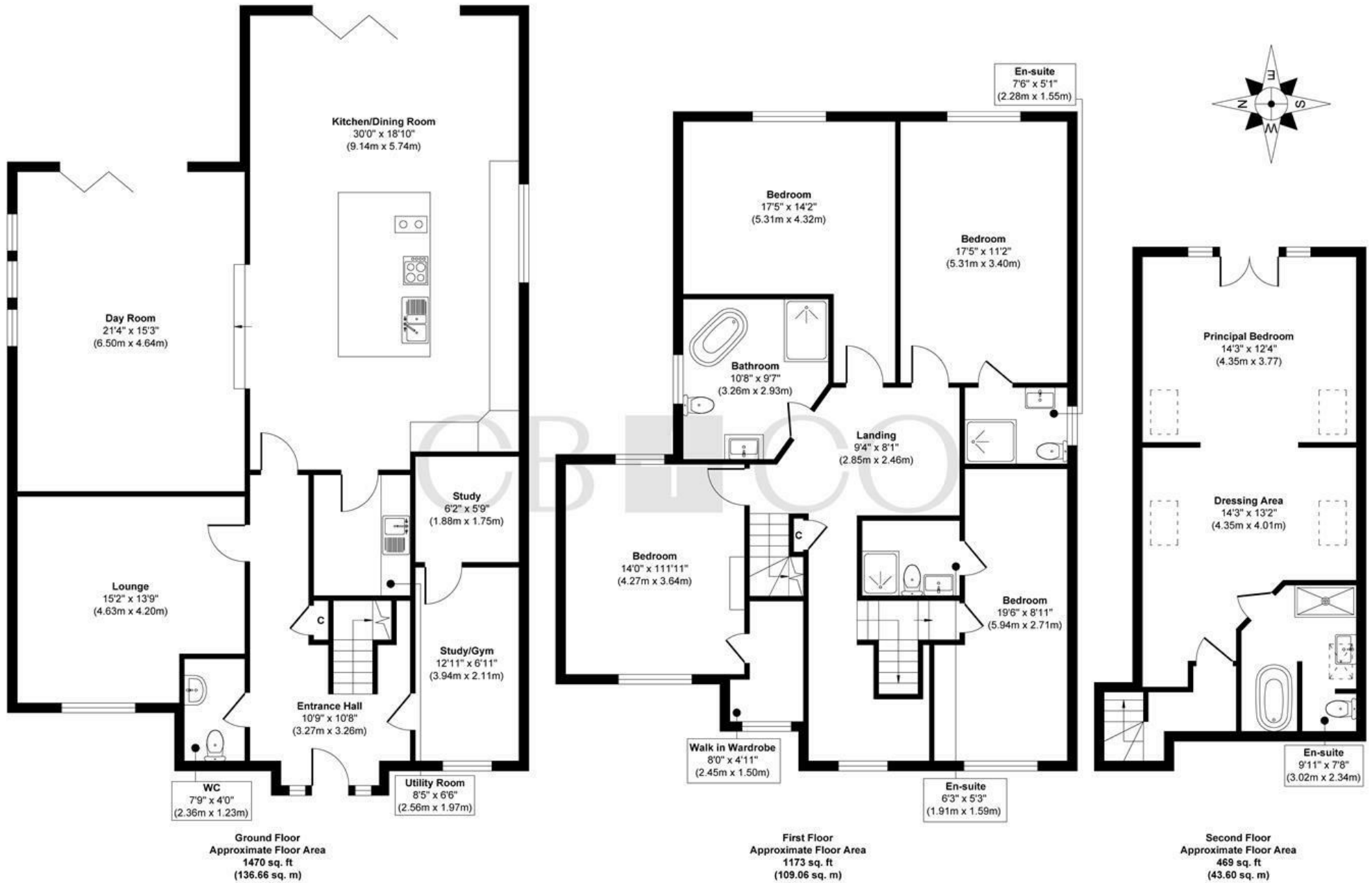








Lawn Heads Avenue



Approx. Gross Internal Floor Area 3112 sq. ft / 289.32 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

3112.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

D

- Impressive Five Bedroom Family Home With Substantial And Flexible Accommodation
- High-Specification Kitchen With Four Ovens, Integrated Fridge-Freezer And Wine Fridge
- Additional Substantial Living Area Open From The Kitchen With Multi-Fuel Burner
- Principal Bedroom Suite With Dressing Area, Juliet Balcony And Garden Outlook
- Multiple Ensuite Facilities Plus A Generous Family Bathroom And Ground Floor WC
- Versatile Gym And Office Areas Offering Ideal Space For Home Working, Hobbies
- Underfloor Heating, Hard-Wired Internet Connectivity To Every Room
- Bifold Doors Creating An Excellent Connection Between The Living Spaces And Garden
- Private Rear Garden With Generous Lawn, Patio Area, Plus Three To Four Driveway Spaces
- Littleover School Catchment, Close To The Village

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

CURRAN BIRDS + CO