



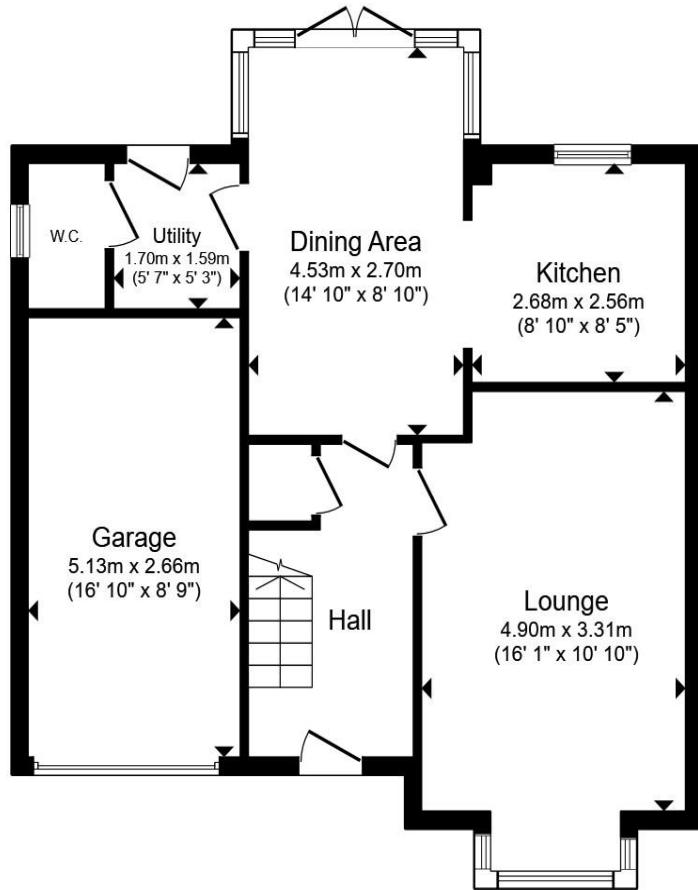
**Ludlow Road, Littleover Derby DE23 3AH**

**welcome to**

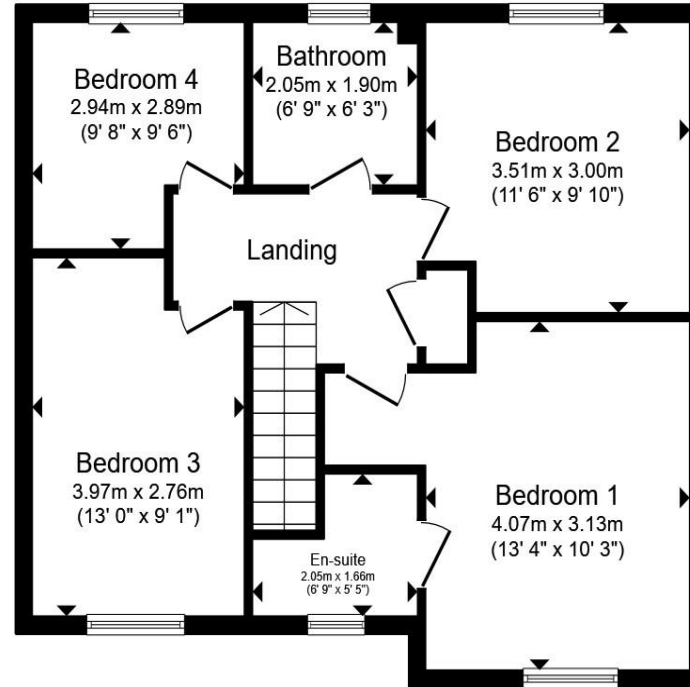
**Ludlow Road, Littleover Derby**

A stunning detached family home located in the sought-after Highfields development in Littleover. Built by Barratt Homes in 2019, this contemporary property features four double bedrooms, a stylish open-plan dining kitchen, a south-facing garden, and a private driveway with an integral garage!





**Ground Floor**



**First Floor**

Total floor area 123.2 m<sup>2</sup> (1,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Lounge**

16' 1" + BAY x 10' 10" ( 4.90m + BAY x 3.30m )

**Kitchen**

8' 10" x 8' 5" ( 2.69m x 2.57m )

**Dining Area**

14' 10" x 8' 10" ( 4.52m x 2.69m )

**Utility**

5' 7" x 5' 3" ( 1.70m x 1.60m )

**W.C.**

**Garage**

16' 10" x 8' 9" ( 5.13m x 2.67m )

**Bedroom 1**

14' 4" x 10' 3" + RECESS ( 4.37m x 3.12m + RECESS )

**Bedroom 2**

11' 6" MAX x 9' 10" MAX ( 3.51m MAX x 3.00m MAX )

**Bedroom 3**

13' INTO RECESS x 9' 1" ( 3.96m INTO RECESS x 2.77m )

**Bedroom 4**

9' 8" MAX x 9' 6" MAX ( 2.95m MAX x 2.90m MAX )

**Bathroom**

6' 9" x 6' 3" ( 2.06m x 1.91m )

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## Ludlow Road, Littleover Derby

- A hassle-free purchase with no onward chain.
- Contemporary Family Living - Modern finishes, open-plan layout, and thoughtful luxury touches like built-in ceiling speakers and colour-changing lighting.
- Spacious Bay-Fronted Lounge - Filled with natural light and ideal for relaxation.
- Open-Plan Dining Kitchen - Integrated appliances, French doors, and a box bay opening to the garden.
- Four Double Bedrooms - All well-proportioned, three with fitted wardrobes, including a master suite with en-suite.

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£410,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121989 - 0004

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