



Whitaker Road, Littleover

£795,000



## Key Features

- Beautiful Detached Home
- Seven Bedrooms
- Original Character Features
- Generous Mature Plot of 0.33 Acre
- Gated Driveway and Garage
- Ensuite, Family Bathroom and WC
- EPC rating D
- Freehold





## Externally

This charming 7 bedroom detached home boasts classic period character with a striking white and red brick exterior, bay windows, and elegant detailing. Nestled behind a gated entrance, the property sits on a spacious 1/3 acre plot with a mature front garden, lush greenery, and beautiful wisteria enhancing its timeless appeal.

A stone-paved driveway leads to a tandem double garage, offering ample parking and storage.

## Porch

Inside, the porch leads to a welcoming entrance hall, featuring classic black-and-white checkerboard tiled flooring, white panelled walls, and a solid wooden front door with a letterbox and secure locking system. A glass-panelled internal door with decorative glass inserts allows natural light to filter through.

## Lounge

This spacious dual-aspect lounge is full of character, featuring two adjoining rooms connected by elegant double doors, allowing for versatile open-plan or separate living spaces. Large bay windows overlook the front garden, bringing in plenty of natural light and enhancing the bright and airy feel.

Each room is centred around a gas fireplace with a decorative surround, adding warmth and charm. The high ceilings, detailed cornicing, and neutral decor complement the period features, while the richly patterned carpet adds a touch of classic elegance. An inviting and flexible space, perfect for relaxation and entertaining.

## Dining Room

This sophisticated dining room is full of character, featuring built-in alcove display cabinets with glass shelving and storage cupboards below, adding both

charm and practicality. A large window with decorative glazing bars allows plenty of natural light to fill the space, creating a bright and welcoming atmosphere.

An ideal setting for formal dining or family gatherings. The room also flows seamlessly into the kitchen, offering a convenient and practical layout for entertaining.

## WC

This stylish ground-floor WC combines practicality with character. It features a modern white vanity unit with a built-in sink, complemented by tiled splashback detailing. A beautifully decorated feature wall with scenic wallpaper, adding charm to the space.

A chrome heated towel rail provides warmth and convenience, while a large interior window allows natural light to flow in. The sleek grey tiled flooring enhances the contemporary feel.

## Sunroom

This bright and airy sunroom provides a seamless connection between the home and the beautiful rear garden. Featuring large floor-to-ceiling glass doors and windows, it allows plenty of natural light to fill the space. The double glass doors open onto a spacious patio area, perfect for outdoor seating and entertaining. This versatile space offers potential as a relaxing garden room, a reading nook, or additional storage.

## Kitchen

This stunning modern kitchen is both stylish and functional, featuring sleek high-gloss cabinetry, striking blue quartz worktops, and a central island with additional storage and seating. The high ceilings and recessed lighting create a bright and airy feel, while large windows and a door provide views and access to







the garden.

Equipped with integrated appliances, including a built-in oven, microwave, and gas hob with an extractor hood, this kitchen is perfect for both everyday cooking and entertaining. There is a deep butler sink with a modern chrome mixer tap. A spacious dining nook complements the open-plan layout, making this an ideal heart of the home.

### Utility Room

This practical and well-equipped utility room offers ample storage and workspace. It features sleek fitted cabinetry, a stainless steel sink with a chrome mixer tap, and tiled splashbacks for easy maintenance.

With room for laundry appliances and additional refrigeration, this utility area is a highly functional extension of the kitchen. A door provides direct access to the side of the house, adding extra convenience for outdoor chores or easy entry.

### First Floor Landing

This spacious first-floor landing provides access to five bedrooms and a family bathroom. The grand staircase with a wooden handrail and white balustrades adds to the home's character, while a large window allows natural light to flow in, creating a bright and airy feel.

### Bedroom One

This large and characterful bedroom is filled with natural light from a large window overlooking the front garden. The high ceilings and decorative corncicing enhance the period charm, while the wood-effect flooring adds warmth and a contemporary touch.

A built-in wooden storage cupboard offers practical storage, and a feature fireplace serves as a focal point, adding to the room's character. One wall is fitted with



floor-to-ceiling shelving, making it perfect for book lovers or additional display space.

## Bedroom Two

This spacious second bedroom offers a calm and inviting atmosphere, featuring a large window that fills the room with natural light. The built-in wardrobes provide ample storage, seamlessly integrated along one wall for a neat and uncluttered look.

A feature wall with patterned wallpaper adds a stylish focal point, complementing the soft carpeting and neutral decor. The high ceilings and classic coving enhance the sense of space, making this a comfortable and well-proportioned bedroom, ideal for relaxation.

## Bedroom Three

This well-proportioned third bedroom features a large window that allows plenty of natural light to fill the space. The room benefits from built-in storage, including a fitted wardrobe and overhead cupboards, offering ample space for organisation. A feature fireplace adds charm, serving as a stylish focal point. Additionally, the room includes a sink on a vanity unit with a tiled splashback, providing extra convenience.

## Family Bathroom

This elegant and spacious family bathroom seamlessly blends classic charm with modern convenience. Featuring a stunning freestanding clawfoot bath with a traditional mixer tap and shower attachment, it creates a luxurious space for relaxation.

A separate curved glass shower enclosure provides added practicality, while the pedestal sink with a tiled splashback and mirror above enhances the room's functionality. The black and white checkerboard flooring and decorative wall tiles add a timeless, stylish touch.



## Bedroom Four

This fourth bedroom overlooks the rear garden, offering a peaceful and private setting. The large window allows for plenty of natural light, enhancing the airy feel of the room. The neutral decor and wood-effect flooring create a warm and inviting atmosphere.

A standout feature of this room is its versatile layout, which includes a separate alcove area, ideal for a seating space, dressing area, or home office. Additionally, this bedroom benefits from an ensuite bathroom, providing extra convenience.

## Ensuite

This modern ensuite shower room is fully tiled in a bright, neutral finish with a stylish blue mosaic border for added detail. It features a curved glass shower enclosure with a wall-mounted shower. A pedestal sink with chrome fittings and a low-level WC complete the suite, while a high window allows natural light in while maintaining privacy.

## Bedroom Five

The fifth bedroom is filled with natural light from its dual windows, creating a bright and welcoming atmosphere. Built-in shelving and a storage cupboard provide ample space for organisation. The well-proportioned layout offers plenty of flexibility, making it ideal as a bedroom, playroom, or home office. A charming and adaptable space, perfect for various needs.

## Second Floor Landing

This second-floor landing provides access to the sixth and seventh bedrooms. Featuring built-in storage cupboards, the area is carpeted and benefits from a neutral decor, creating a bright and functional space leading to the upper bedrooms.

## Bedroom Six

This spacious sixth bedroom, located on the second floor, features a charming sloped ceiling, built-in wardrobes for ample storage, and a large window with a built-in window seat, offering views of the surrounding greenery.

## Bedroom Seven

This compact bedroom is located on the second floor and features a sloped ceiling with skylight window that allows natural light to brighten the room, while a radiator provides warmth. The room is finished with wood-effect flooring and painted walls in a soft blue tone. A small door leads to the loft area, offering additional storage. Ideal as a study, home office, or cosy bedroom.

## Rear Garden

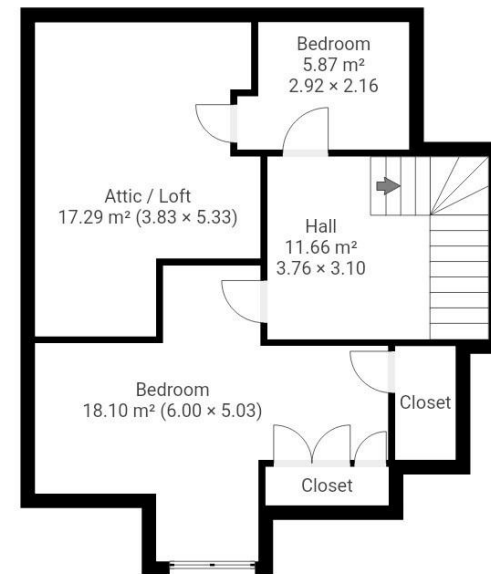
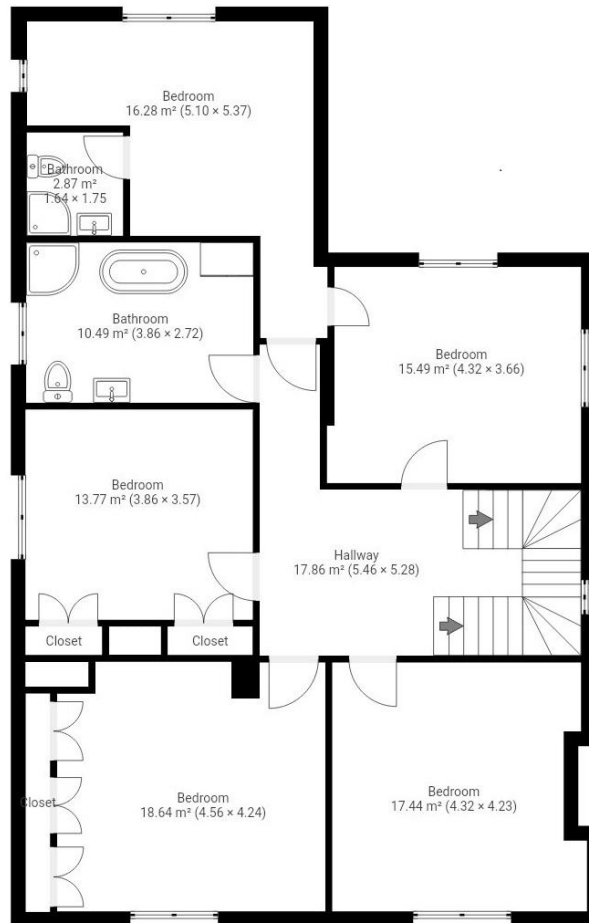
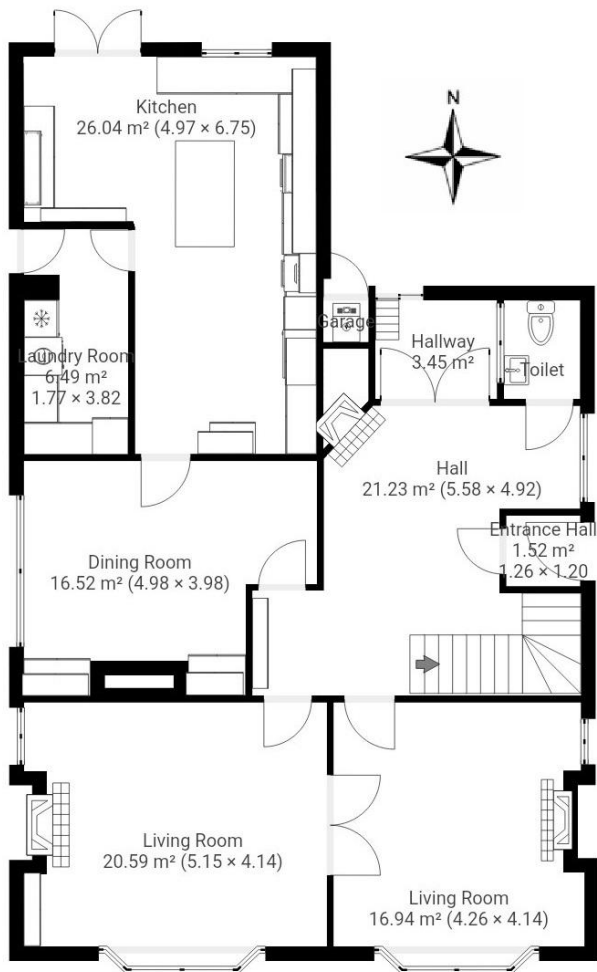
The rear garden is a beautifully landscaped outdoor space that extends from the back of the property, providing a private and tranquil setting. A spacious paved patio area directly behind the house offers an ideal spot for outdoor seating and dining. From here, a curved pathway meanders through the well-maintained lawn, leading to the far end of the garden.

To one side, a brick-built garage provides practical storage and can be accessed via a side door. Additionally, there is a separate store cupboard, which houses the boiler for the property.

The garden is bordered by mature trees, shrubs, and planting beds, offering a secluded and picturesque backdrop. At the rear of the garden, a dedicated play area with a slide and climbing structure creates an enjoyable space for families.

With its combination of patio, lawn, and mature planting, this rear garden is perfect for both relaxation and outdoor entertaining, making it a wonderful addition to the property.





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