

Moorway Lane

Littleover, Derby, DE23 2FR

John 
German





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£575,000

Beautiful 1930's character home having been extended and reconfigured to create 2000 sq ft of stylish living accommodation including a superb open plan living dining kitchen extension, plus three further spacious reception rooms, ideal for growing families. Beautifully maintained throughout.



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Entrance to the property is via a handsome original hardwood entrance door with black hardware which opens into an impressive entrance hall/sitting room, uPVC double glazed windows overlook the front and side elevations with an exposed brick feature wall. Bi-fold multi paned doors lead into the study and an open archway leads through to the inner hallway with oak flooring extending throughout. The generous study also has oak flooring and two uPVC double glazed windows to side aspect, patio doors into the family room, dado rails and a high plate rack. The inner hallway has stairs rising to the first floor with open spindles and solid wood handrail. The ground floor cloakroom/WC has been fitted with a modern white two piece suite comprising low flush WC and a pedestal wash hand basin with ceramic part tiled walls, ceramic tiled floor, and a chrome ladder style heated towel radiator. The elegant living room has polished floorboards and a large uPVC double glazed bay window overlooking the front elevation, with the focal point of the room being the elegant marble fireplace with an inset log burner.

Across the rear of the rear of the house is the extended open plan living dining Kitchen, this lovely light filled space provides plenty of room for soft furnishings as well as a large dining table, great for entertaining with large uPVC double glazed windows overlooking the garden and open plan with the kitchen. The kitchen area is fitted with a range of cream shaker style wall, base and drawer units with feature granite working surfaces, one and a half bowl composite sink, integrated fridge, freezer and dishwasher, ceramic tiled splash backs with complementary porcelain tiled floor, integrated microwave, central island unit incorporating a five burner gas hob with chrome and glass canopy extractor hood with down lighter, twin Bosch electric fan assisted ovens and grills and granite working surface with breakfast bar, together with storage cupboards. The utility room is fitted with a matching range of cream shaker style fitted wall, base and drawer units with granite effect laminated rolled edge work surfaces, space and plumbing for automatic washing machine, ceramic tiled splashbacks with contrasting porcelain tiled floor, and a concealed wall mounted gas boiler providing domestic hot water and gas central heating.

On the first floor stairs lead to a central landing with a uPVC opaque double glazed picture window to side aspect and doors off the landing giving access to all four bedrooms and the bathroom. The master bedroom features a range of quality built-in wardrobes, a uPVC double glazed box window to front aspect and polished exposed floorboards. Bedroom two makes a great guest room with two uPVC double glazed windows to the front aspect and a door leading to the en-suite shower room which is fitted with a modern white three piece suite comprising low flush WC, a wash hand basin recessed into a white high gloss vanity unit and recessed tiled shower cubicle with Mira Sport electric shower, white enamel and glass bi-fold shower door, ceramic part tiled walls with contrasting ceramic tiled floor and a uPVC opaque double glazed window to side aspect. Bedroom three is also a double room fitted with a range of built-in bedroom furniture incorporating a full width dressing table and chest of drawer units, double and single wardrobe, a uPVC double glazed window to side and two single glazed windows to overlooking the garden. Bedroom four is a charming room single room with a uPVC double glazed window to side aspect. The family bathroom has been refitted with a modern white suite comprising concealed flush WC, vanity wash basin with storage beneath and a panelled bath with shower over. There are part tiled walls with a complementary ceramic tiled floor, access to the roof space, chrome ladder style heated towel rail, LED mirror and a uPVC opaque double glazed window to the rear aspect.

Outside, the property is nicely screened from the road and has a tarmac driveway leading to a single attached garage. A true feature of this superb family home is the sunny westerly facing and beautifully maintained mature rear garden which offers an excellent degree of privacy, with an extensive lawn, well stocked planting border and various outdoor seating areas. There is a cold water tap and security lighting.

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village with a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and fish and chip shop. The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby. There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby city centre along Blagreaves Lane. The property is located within easy access of local schooling and falls within the catchment area for Derby Moor Secondary School.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Ground Floor

Approximate total area⁽¹⁾

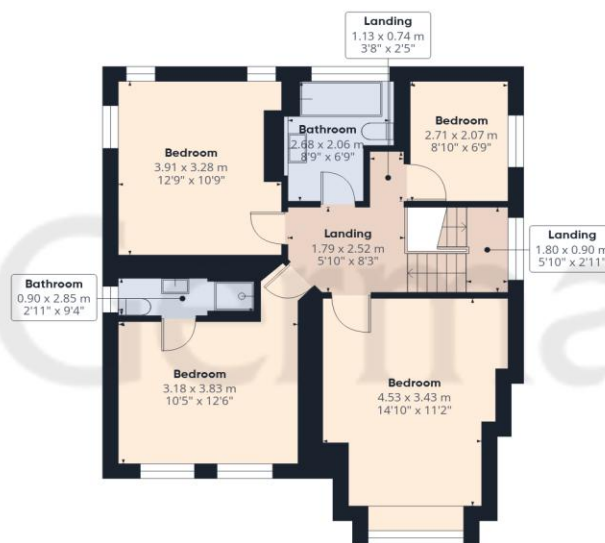
181.7 m²

1956 ft²

Reduced headroom

0.3 m²

4 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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