



## 36a Park Lane, Littleover, Derby, DE23 6FX

Offers In The Region Of  
**£675,000**



A luxury new build residence of superb design providing substantial accommodation over three floors featuring a magnificent living dining kitchen, six bedrooms, two en-suites and heated by an Air-Source Heat Pump also with an EV Charger.



# 36a Park Lane, Littleover, Derby, DE23 6FX

## Offers In The Region Of £675,000



This highly impressive new build home enjoys a mature and established position within the heart of Littleover village and within catchment for the reputable Littleover Community School.

The sale of this stunning home should be of particular interest to large families looking for quality and spacious accommodation in a superb sought after location.

Entering the property into a large formal hallway with feature glazed balustrade staircase, all ground floor rooms are approached from here including two reception rooms, a guest cloakroom WC, two reception rooms, living dining kitchen and garage.

The first floor has an equally impressive landing feeding off to four double bedrooms, two with en-suites and main family bathroom.

To the second floor are a further two bedrooms, study or games room along with a WC.

Externally there is a block paved driveway leading to an integral garage with an electric roller shutter door. To the rear is a highly private enclosed garden with full width patio leading onto a lawn.

The property enjoys an established position

moments away from the vibrant village centre of Littleover with all day to day required amenities and services including a grocery store, popular public houses and café, primary school and doctors surgery. Also within Littleover are a choice of private schooling along with the reputable Community School on nearby Pastures Hill.

Also with close proximity is Derby city centre, Derby Royal Hospital, A38 and A50 road networks connecting to the M1 motorway, East Midlands Airport and Parkway rail station with direct trains to London.

### GENERAL

Oak Internal Doors

Large Porcelain Tiles

To be Carpeted in Reception Rooms & Bedrooms Oak & Glass Balustrade to Hall, Stairways and Landings UPVC double glazed windows Composite Front Door Two Pairs of Bi-Folding Patio Doors Internal Power Sockets with USB A & C

### KITCHEN

All AEG cooking Appliances

Electric Oven

Combination Oven and Warming Drawer

Five Burner Gas Hob & Glass Extractor Fan

Full Height Fridge & Freezer Washing Machine

Dishwasher Granite Work Surfaces &

Breakfast Bar

## BATHROOMS

Contemporary Styled Suites  
Tiling to Floor & Walls  
Mains Fed Showers  
Vanity Units to Sinks  
Illuminated Mirrors

## HEATING

Air Source Heat Pump  
Traditional Radiators

## OUTSIDE

Block Paved Driveway  
EV Charger  
Front & Rear Power Sockets  
Front & Rear Water Taps  
External PIR Sensor Lighting  
Electric Roller Shutter Garage Door

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

17'7" x 8'5" (5.36m x 2.57m)

#### LOUNGE

17'9" x 9'10" (5.41m x 3.00m)

## LIVING ROOM

13'7" x 11'10" (4.14m x 3.61m)

## CLOAKROOM WC

5'1" x 4'10" (1.55m x 1.47m)

## LIVING DINING KITCHEN

32'11" x 17'6" reducing to 11'8" (10.03m x 5.33m reducing to 3.56m )

## FIRST FLOOR

### LANDING

21'8" x 14'11" reducing to 8'3" (6.60m x 4.55m reducing to 2.51m)

### EN-SUITE BEDROOM ONE

15'2" x 12'1" (4.62m x 3.68m)

### EN-SUITE ONE

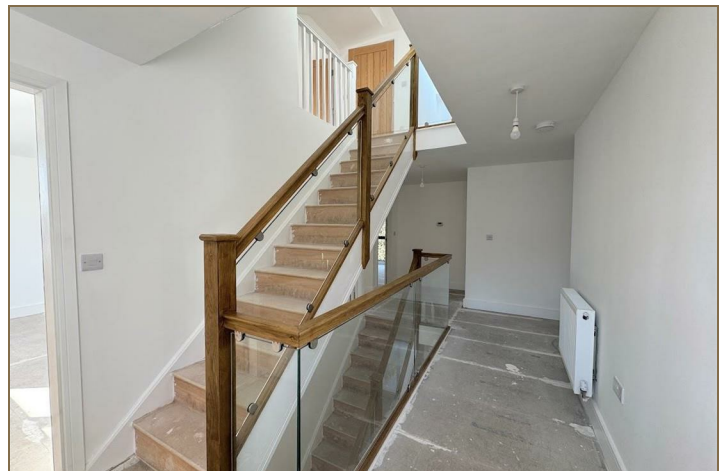
8' x 4'1" (2.44m x 1.24m)

### EN-SUITE BEDROOM TWO

12'4" x 12'1" (3.76m x 3.68m)

### EN-SUITE TWO

7'8" x 4'4" (2.34m x 1.32m)



### **BEDROOM THREE**

13'8" x 10'11" (4.17m x 3.33m)

### **BEDROOM FOUR**

12'7" x 9'11" (3.84m x 3.02m)

### **BATHROOM**

8'10" x 5'9" (2.69m x 1.75m )

### **SECOND FLOOR**

#### **LANDING**

8'3" x 7'9" (2.51m x 2.36m)

#### **BEDROOM FIVE**

30'10" x 8'8" (9.40m x 2.64m)

#### **BEDROOM SIX**

12'3" x 9'4" (3.73m x 2.84m)

#### **WC**

4'9" x 4' (1.45m x 1.22m )

#### **GARAGE**

18'8" x 12'9" (5.69m x 3.89m )

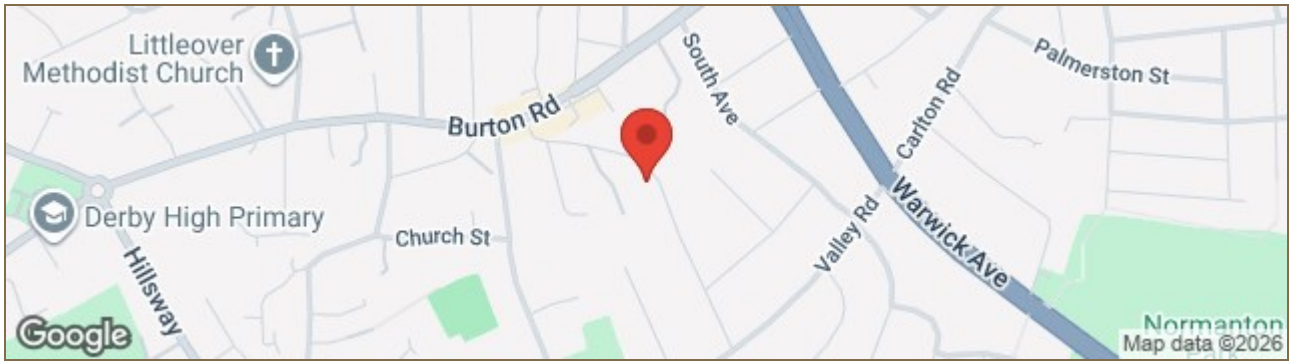
#### **COUNCIL TAX BAND**

TBC





## Road Map



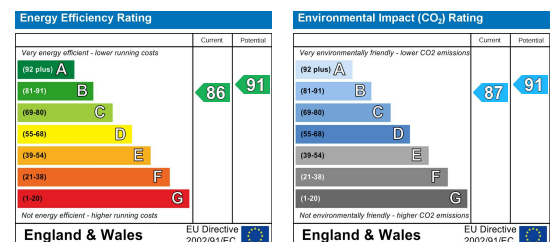
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk