



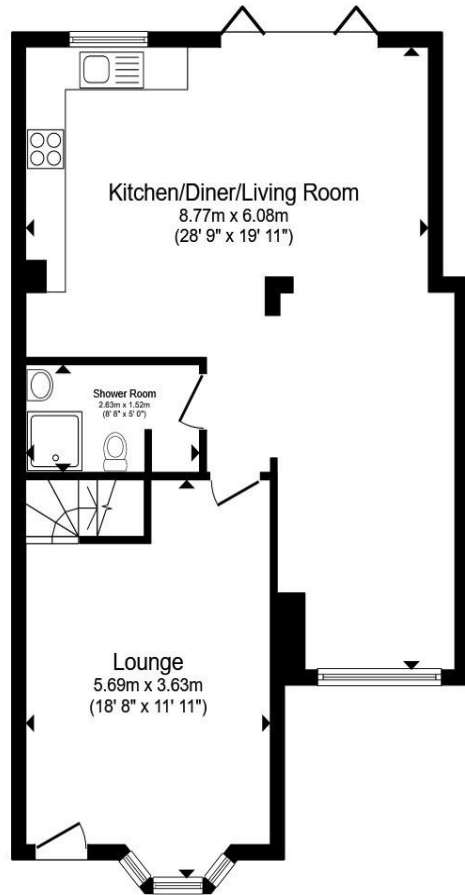
**Hollybrook Way, Littleover, Derby, DE23 3TU**

**welcome to**

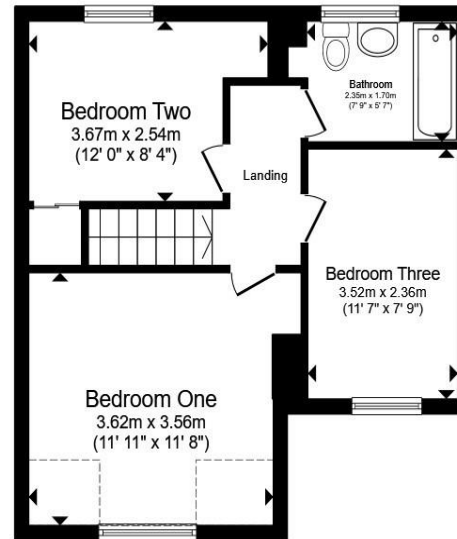
**Hollybrook Way, Littleover Derby**

A beautifully presented three-bedroom family home in sought-after Littleover, offering spacious open plan living, a modern kitchen diner, and a lovely garden with covered decking. Extending to around 1,144 sq.ft, this ready to move into home is perfect for families.





**Ground Floor**



**First Floor**

**Lounge**

18' 8" MAX x 11' 11" MAX ( 5.69m MAX x 3.63m MAX )

**Kitchen/Diner/Living Room**

28' 9" MAX x 19' 11" MAX ( 8.76m MAX x 6.07m MAX )

**Bedroom 1**

11' 11" MAX x 11' 8" MAX ( 3.63m MAX x 3.56m MAX )

**Bedroom 2**

12' MAX x 8' 4" MAX ( 3.66m MAX x 2.54m MAX )

**Bedroom 3**

11' 7" MAX x 7' 9" MAX ( 3.53m MAX x 2.36m MAX )

**Bathroom**

7' 9" MAX x 5' 7" MAX ( 2.36m MAX x 1.70m MAX )

**Shower Room**

8' 8" MAX x 5' MAX ( 2.64m MAX x 1.52m MAX )

Total floor area 106.3 m<sup>2</sup> (1,144 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)



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## Hollybrook Way, Littleover Derby

- Three generous bedrooms
- Approx. 1,144 sq.ft of living space
- Modern, fully fitted open plan kitchen diner
- Additional lounge area with direct garden access
- Useful downstairs shower room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£260,000**

Situated in the highly desirable area of Littleover, Derby, this charming three-bedroom family home offers generous living space, modern finishes, and a warm, welcoming feel throughout. Step through the front door into a bright and spacious lounge featuring a cosy fireplace and wooden flooring. The ground floor flows into a modern, fully fitted kitchen diner that opens into an additional lounge area, creating an ideal layout for family life and entertaining. Patio doors lead directly to the beautifully maintained garden, complete with a wooden covered decking area perfect as a entertainment area or relaxation space all year round. In addition the ground floor boasts a downstairs shower room and utility room.

Upstairs, the first floor hosts three good-sized bedrooms and a fully fitted family bathroom with a shower. The home is ready to move into, offering clean, contemporary décor and plenty of natural light. With its practical layout and inviting atmosphere, it's an excellent choice for growing families.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY121731 - 0013

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