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Patterdale Mews, Old Hall Avenue
Littleover, Derby
£750,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT - A most spacious high quality five double bedroom new build detached home of style and character, occupying this delightful end plot position. The property offers around 2400 square feet of accommodation over three floors, with excellent energy efficiency including solar panels, excellent insulation and underfloor heating to the ground floor. The property is constructed to a high standard with a high quality specification.

The accommodation has underfloor heating to the ground floor, gas central heating and quality flush casement uPVC double glazed windows. In brief the accommodation comprises: entrance hallway, cloakroom wc, lounge with bay window, study, utility room and a superb open plan living dining kitchen with bi-folding doors giving access to the rear garden.

The first floor landing leads to three double bedrooms and a superb contemporary four piece bathroom. The spacious primary bedroom suite features a dressing areas and contemporary en-suite shower room. The second bedroom also features a dressing area. The second floor landing give access to: two further double bedrooms and contemporary shower room.

Outside the property benefits from landscaped gardens to the front with a generous block paved driveway and single integral garage and electric car charging point. There is a delightful landscaped south facing garden to the rear.





The Detail

This beautiful high specification three-storey detached family home offers five double bedrooms and is constructed to an exacting specification by a reputable local builder and will benefit from a 10 year ICW Guarantee.

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The first floor landing leads to three double bedrooms and four piece contemporary bathroom. The spacious primary bedroom suite features a dressing areas and contemporary en-suite shower room., bedroom two also has the benefit of a dressing room. The second floor landing give access to: two further double bedrooms and contemporary shower room.

Outside the property benefits landscaped gardens to the front with a generous block paved driveway, electric car charging point and a single integral garage. There is also a delightful south facing rear garden with paved patio, area laid to lawn and shrubbed boundaries.

The kitchen images have been digitally created and are for illustrative purposes only. The remaining interior images are from a completed property within the same development and are also provided for illustrative purposes.







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The Location

The property occupies a convenient cul-de-sac location within walking distance to the Royal Derby Hospital. There is an excellent range of amenities in Littleover Village centre, including a supermarket, post office, petrol station and a further range of retail outlets. Just a short drive away is Mickleover Village Centre which also offers a good range of local amenities, there is swift access to the A38 and A50 leading to the M1 motorway and the main motorway networks

The property falls within the catchment area for the noted Littleover Community School and is a short walking distance from Wren Park Primary school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

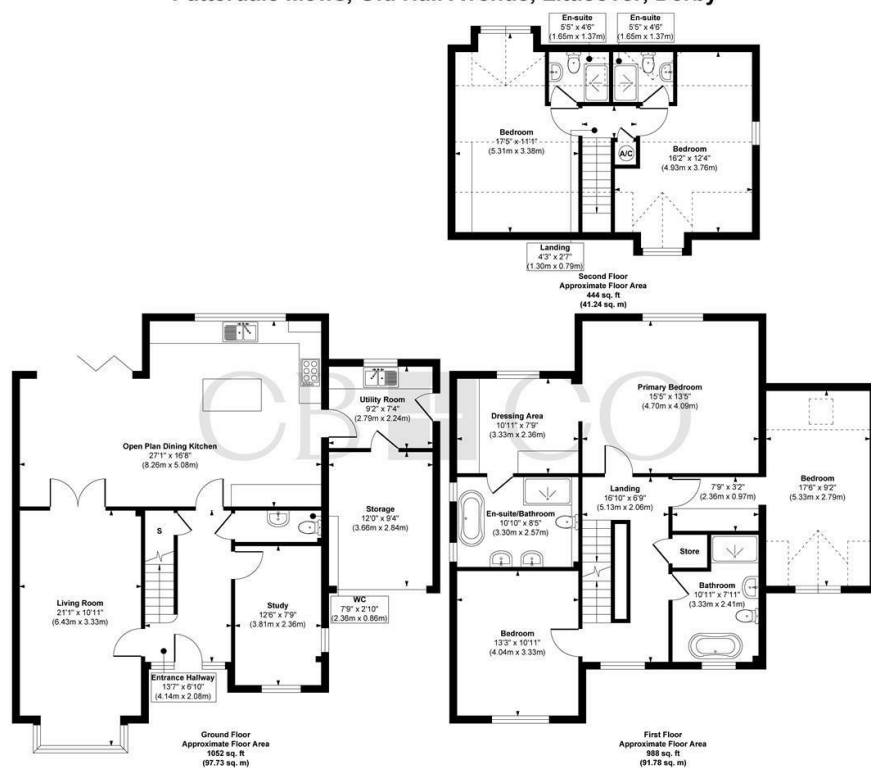
This location is well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.







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Approx. Gross Internal Floor Area 2484 sq. ft / 230.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The Particulars

- Superior High Specification New Build Detached Home
- Exclusive Development of Only 4 Homes - Superb End Plot Position
- Over 2400 Square Feet of Accommodation over Three Floors (Including Store)
- uPVC Flush Casement Double Glazed Windows, Underfloor Heating & Gas Central Heating
- Entrance Hall, WC, Study & Lounge with Bay Window
- Superb Open Plan Living Dining Kitchen & Utility Room
- Five Double Bedrooms, Bathroom, En-Suite & Shower Rooms
- Driveway, EV Charger, Store & Landscaped South Facing Rear Garden
- Littleover School & Wren Park School Catchment Areas
- Close to the Royal Derby Hospital & Excellent Amenities in Littleover Village

Size

Approx 2441.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

F

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Let's *Talk*

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