



HAVEN BAULK LANE, LITTLEOVER, DERBY

PRICE £290,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



## WELCOME TO HAVEN BAULK LANE

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NO CHAIN, EXTENDED WITH LARGE KITCHEN DINER - A superbly presented detached home offering a thoughtful layout and a strong sense of light and space throughout. Designed with modern living in mind, the property centres around an impressive open-plan kitchen diner with bi-fold doors opening onto a large south-facing garden, creating a natural flow between indoor and outdoor living. The accommodation is both practical and flexible, with three well-proportioned bedrooms and an additional room suited to a home office. Located within the Littleover Community School catchment area and offered with no onward chain, this is a home that delivers both style and practicality for modern living.

## THE DETAIL

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### The Detail

The property opens into a welcoming hallway, where a feature stained glass window adds character, complemented by grey wood grain effect flooring that continues throughout the ground floor. The kitchen diner is fitted with grey high-gloss wall and base units, soft-close drawers, tiled splashbacks, and integrated appliances, all arranged to maximise both storage and workspace. Recessed lighting enhances the contemporary styling, while bi-fold doors invite natural light and provide direct access to the garden.

The lounge enjoys a bay window, creating a bright and comfortable setting. The ground floor also includes a cloakroom with a contemporary wash basin, WC, integrated storage, and a wall-mounted combination boiler.

Upstairs, the layout includes three bedrooms, with the principal room positioned to the front, alongside a versatile fourth room ideal as a study. The bathroom is finished with a P-shaped bath, rainfall shower, vanity unit, WC, and heated towel rail.

Externally, the property offers a generous south-facing garden with lawn, patio, and established boundaries, along with a detached garage and ample driveway parking.

CB+CO





#### The Location

Positioned within a well-regarded part of Littleover, the property is ideally placed for day-to-day living. Falling within the Littleover School catchment area, it is particularly appealing for families. Heatherton Village is just a short walk away, offering a local Co-op, a doctors surgery, and a range of everyday amenities, along with the popular Hollybrook pub for relaxed dining.

An Aldi supermarket and a dentist are both within easy walking distance, adding further practicality. Mickleover Village is also easily accessible, providing a wider selection of shops, cafés, and services. For professionals, Derby Royal Hospital is close by, whilst the A38 is just a short drive away making commuting easily accessible.

#### AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





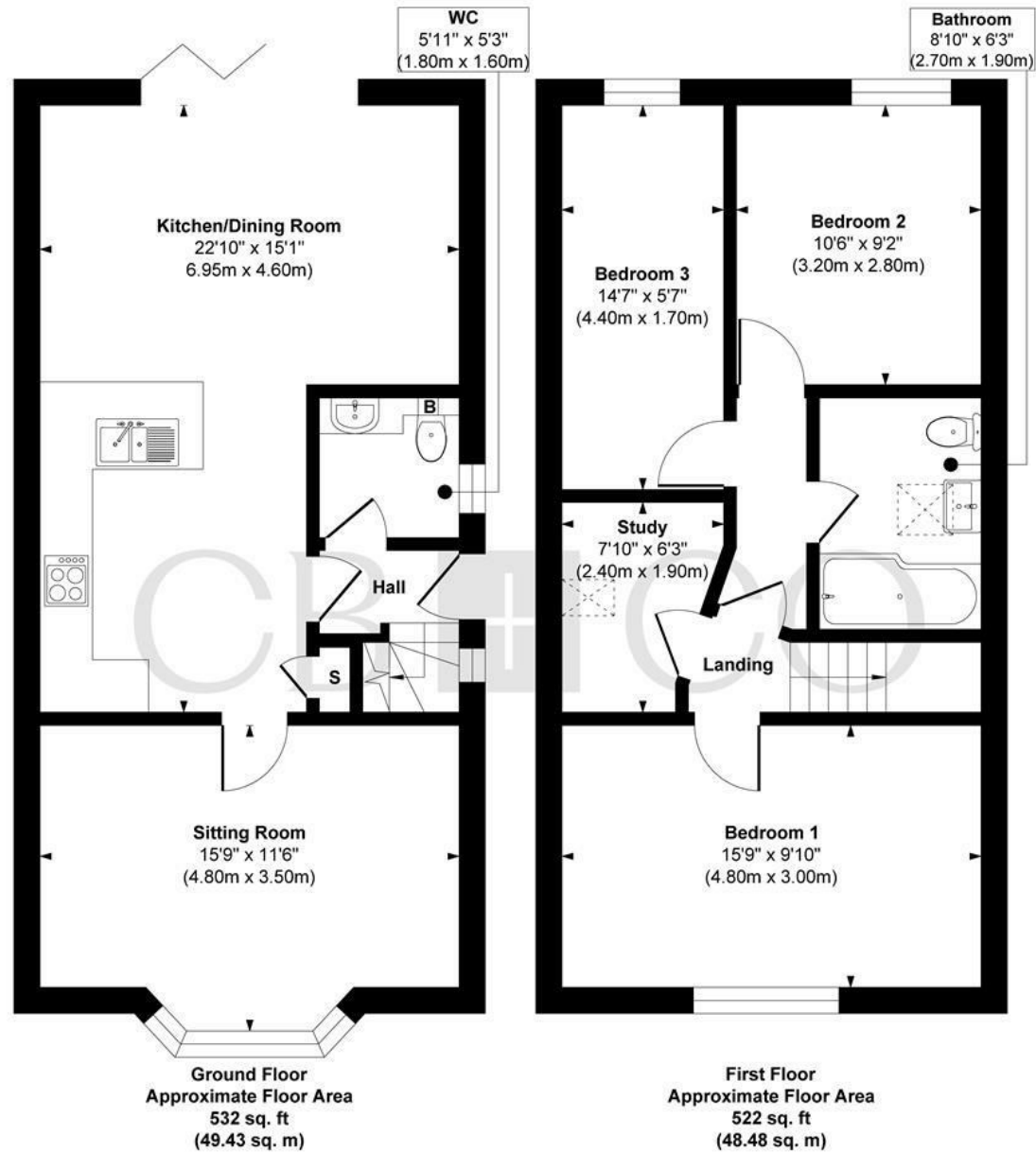








# Havenbault Lane



**Approx. Gross Internal Floor Area 1054 sq. ft / 97.91 sq. m**

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

Produced by Elements Property

## THE PARTICULARS

APPROX

1097.93 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Extended Detached Property Sold With No Chain
- Three Bedrooms, Plus An Additional Home Office/Nursery
- Open Plan Kitchen Diner With Bi Fold Doors
- Spacious Lounge With Bay Window
- Convenient Ground Floor Cloakroom
- Modern Bathroom With Rainfall Shower Over Bath
- Detached Garage And Driveway Parking
- Large South Facing Garden With Lawn And Patio
- Located Within Littleover School Catchment Area
- Short Walk To Local Shops And Supermarket

## DARLEY ABBEY MILLS

### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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