

CURRAN  
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The Hollow  
Littleover, Derby  
Offers in the region of: £380,000



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



**DECEPTIVELY SPACIOUS EXTENDED HOME WITH GENEROUS REAR GARDEN** - A most spacious, extended character four bedroom property offering around 1600 square feet of accommodation over three floors. The property benefits from a double storey rear extension and attic conversion, offering spacious room proportions and generous mature plot and set within this highly sought after location close to local Parkland and Littleover Village and its excellent range of local amenities.

The property features: entrance hallway, living room with log burner and open plan access to a dining area and a good sized conservatory. There is also an extended and well appointed kitchen with range cooker. The first floor landing provides access to: two generous double bedrooms, bathroom, shower room and a separate wc. There are further stairs to the second floor giving access to two further bedrooms with stunning elevated far reaching views to the rear.

Outside, the property stands on a generous plot, set back from the road with a block paved driveway. The generous private and mature rear garden has a paved patio, generous lawn, planting beds and a large timber framed decked seating area with bar.





### The Detail

A beautiful traditional-style composite panelled entrance door opens into the hallway, which features beech-effect laminate flooring, dado rail detailing, and an obscure-glass side window to the side. A staircase leads to the first-floor landing, and doors provide access to the living room, kitchen, a useful understairs cupboard, and a separate pantry housing the combination boiler.

The living room is centred around an attractive stone fireplace with a tiled hearth and cast-iron log burner, complemented by a coved ceiling and a bright uPVC double-glazed bay window to the front. There is open-plan access to the dining area, which in turn opens via patio doors to a spacious conservatory.

The contemporary fitted kitchen boasts cream high-gloss units, solid oak block work surfaces, a Rangemaster dual-fuel range cooker, an integrated microwave, and recessed LED lighting. Dual-aspect windows and a glazed side door provide both natural light and convenient access.

On the first floor, there are two generous double bedrooms, a family bathroom with a Jacuzzi-style bath, a separate shower room, and a separate wc. A further staircase leads to the second-floor landing, where two additional well-proportioned bedrooms offer far-reaching elevated views.

Externally, a block-paved driveway provides parking for two to three vehicles, with gated access to the side leading to an extensive enclosed rear garden. The garden features a raised-level patio area, a generous lawn, a large timber-decked seating area with a bar, and two composite sheds.





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## The Location

The Hollow is ideally situated in Littleover, a vibrant and thriving area known for its strong sense of community and excellent range of local amenities.

Residents will appreciate the easy access to independent shops, cosy cafes, and a variety of nearby supermarkets, alongside a local petrol station for everyday essentials. The area is well-connected by regular bus routes, with convenient access to major road networks, ensuring travel is straightforward and hassle-free.

The property falls within the catchment area for the Derby Moor Academy which is located just a few minutes walk away.

The proximity to The Royal Derby Hospital offers added peace of mind, while nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature. Additionally, the village atmosphere of Littleover, with its local pubs and cafes, adds to the charm, making it an ideal place to live for those seeking both convenience and a welcoming community.







## The *Particulars*

- Spacious Extended Edwardian Three-Storey, Four Bedroom Detached Home
- Generous Plot with Large Landscaped Rear Garden & Block Paved Driveway
- Around 1600 Square Feet of Living Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hallway, Living Room with Log Burner, Dining Area
- Extended Kitchen with Range Cooker & Conservatory
- First Floor - Two Generous Double Bedrooms, Bathroom, Shower Room & WC
- Second Floor - Two Bedrooms
- Derby Moor Academy Catchment Area
- Close to Excellent Local Amenities & Local Park

### Size

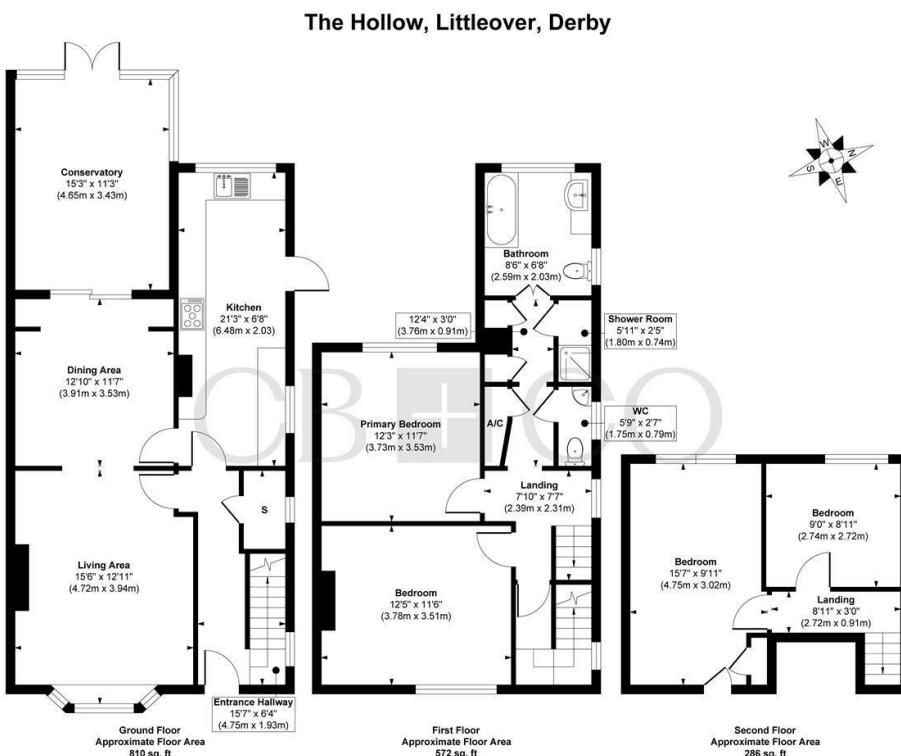
Approx 1668.00 sq ft

### Energy Performance Certificate (EPC)

Rating

### Council Tax Band

D



# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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