



43 Church Street, Littleover, Derby, DE23 6GF

£399,950



Occupying a wonderful garden plot and a leafy secluded position within the heart of Littleover village this is a beautiful hidden gem of a property. This three bedroom, impressive detached bungalow has twin stunning reception rooms, a long private driveway with garage and extensive south facing gardens. No Chain.



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This highly individual detached bungalow has the added benefit of a brand new roof (installed 2026), high ceilings throughout along with largely all replacement UPVC double glazed windows and sliding patio doors. The smartly presented accommodation comprises, entrance hallway, twin rear facing reception rooms, each with sliding patio doors, a fitted kitchen with rear lobby/pantry and breakfast bar, three well-proportioned bedrooms and four piece bathroom suite.

Externally, the property is approached from a long private driveway leading to a parking area to both the front and side along with a detached garage. The extensive south facing rear gardens are beautiful having expanses of lawns, established hedges, fruit trees, storage sheds, seating areas and rear gate.

The property enjoys a secluded position yet is within moments of the many amenities and facilities found within Littleover village, the property is also a short distance away from the reputable Littleover Community School on Pastures Hill. Derby city centre, the A38 and A50 are all within easy reach.

The property has been a wonderful home for a young family and could also appeal to downsizers especially keen gardeners and nature lovers.

The property is attractively offered for sale with no upward chain.

ACCOMMODATION

A recessed storm porch leads to the attractive front door with original stained glass panel panels leading into:

ENTRANCE HALLWAY

13'11" x 3'11" and 14'11" x 5'5" (4.24m x 1.19m and 4.55m x 1.65m)

An attractive formal 'L' shaped entrance hallway with original thin-panelled wooden flooring, wall panelling and plate rail, glazed loft hatch. The hallway provides access into all rooms.

LOFT

Excellent potential for conversion subject to any necessary consents and building regulation approval.

LOUNGE

16'1" into bay x 13'10" (4.90m into bay x 4.22m)

Positioned to the rear of the property is a formal lounge area with UPVC double glazed sliding patio door doors set into the rear bay providing direct access to the large rear garden, additional side UPVC glazed window, fireplace with an inset electric fire, media connections, radiator.

DINING ROOM

16'1" into bay x 13'10" (4.90m into bay x 4.22m)

Adjacent to the lounge is a twin reception room suitable as a dining room also having

UPVC glazed sliding patio doors set into the rear bay also providing access to the large rear garden, wooden flooring, radiator.

BEDROOM ONE

12'4" x 11'2" (3.76m x 3.40m)

A generous double bedroom with front and side UPVC double glazed windows, space for all bedroom furniture, radiator.

BEDROOM TWO

11'2" x 8'5" (3.40m x 2.57m)

A second double bedroom having a side UPVC double glazed window, wood wooden flooring, radiator.

BEDROOM THREE

9'10" x 8'10" (3.00m x 2.69m)

A generous third bedroom or home office having built-in wardrobes and cupboards, front facing UPVC double glazed window, wooden flooring, radiator.

BATHROOM

8'10" x 6'3" (2.69m x 1.91m)

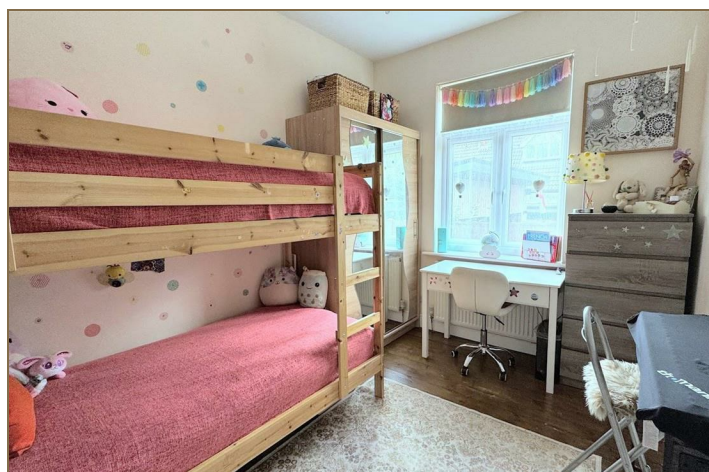
Beautifully appointed with a four piece suite

comprising a deep bath with handheld shower attachment, a separate shower corner cubicle with mains chrome overhead shower and additional showerhead, folding screen doors, wash hand basin sat on a vanity unit and a low-level WC, attractively tiled to the floor and walls, UPVC double glazed window, extractor fan, vertical column radiator.

KITCHEN

10'8" x 7'5" (3.25m x 2.26m)

Appointed with a generous range of fitted wall and base units with matching cupboard and drawer fronts, laminate wood-effect work surfaces including a breakfast bar and matching splashback, stainless steel circular sink and drainer, electric oven, gas hob with an extractor fan over, space for further appliances, including an upright fridge freezer, washing machine and slimline dishwasher, side window, wall mounted and concealed combination boiler providing domestic hot water and gas central heating, laminate flooring, radiator.



REAR LOBBY

5'2" x 3'8" (1.57m x 1.12m)

Providing a useful pantry style storage area also with door to side.

OUTSIDE

GARAGE

17' x 9'1" (5.18m x 2.77m)

Remote electric roller door, power, light and personal side door.

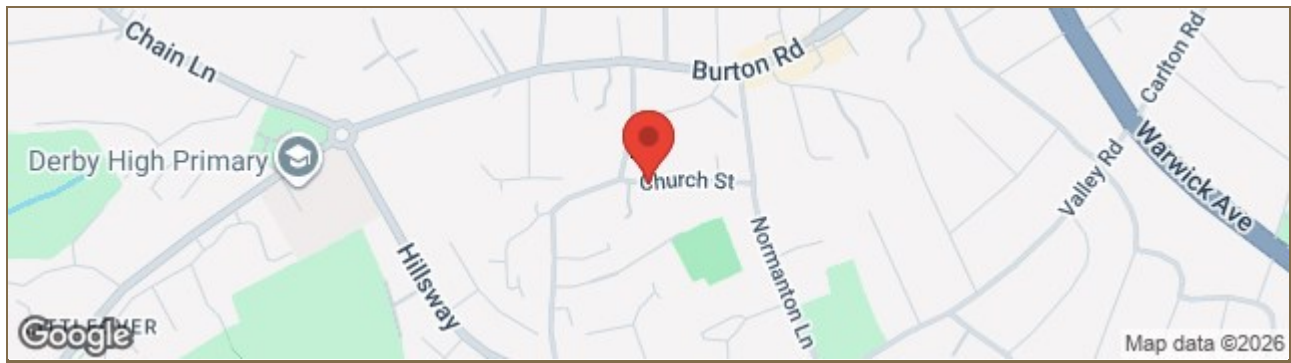
AERIAL PHOTOS

For illustration only, not denoting boundaries.

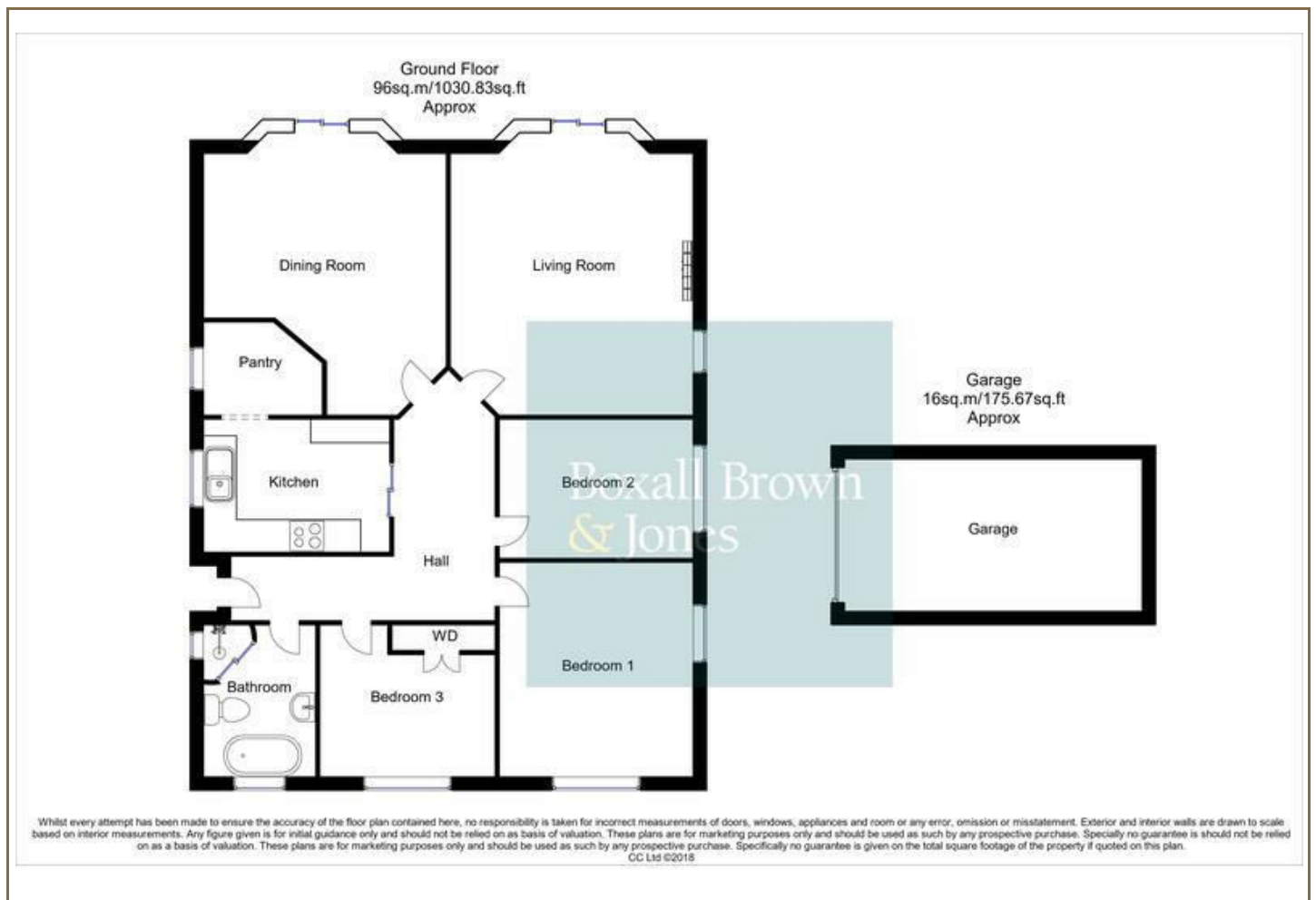




Road Map



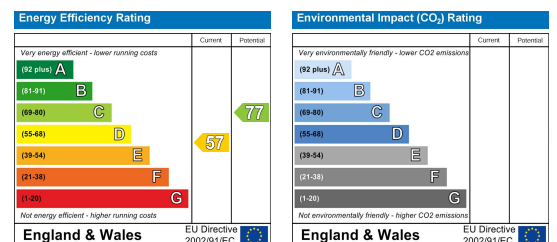
Floor Plan



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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