

4 Bed House - Detached

Price £620,000

 Pastures Hill, Littleover, Derby, DE23 4AZ



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Constructed in 2019 to an exacting standard and high specification, this superior detached property is a modern and beautifully presented four-bedroom highly versatile home of some 3,390 square feet (315 square metres), situated in one of Derby's most desirable suburban locations. Located within the highly sought-after Littleover area, within the renowned Littleover Secondary School catchment, the property benefits from excellent access to reputable schools, local shops, parks, and convenient transport links to Derby City Centre, the Royal Derby Hospital, and major road networks including the A38 and A50.

This contemporary family home offers spacious living accommodation, perfectly suited to modern family life. The house features well-proportioned rooms throughout, providing comfortable living space with quality finishes and a practical layout designed for both everyday living and entertaining. As a recently built home, it also benefits from improved energy efficiency and low-maintenance living.

The generous layout makes this an ideal choice for growing families, professionals, or buyers seeking a stylish home in a well-connected residential setting.

Littleover is renowned for its strong community feel and excellent lifestyle appeal, making it a consistently popular choice for buyers looking for both convenience and suburban tranquillity.

The property is sold freehold. Council tax band G. Energy rating B.

Recessed Entrance Porch

Reception Hall 6'2" x 4'4"
(1.89m x 1.33m)

Guest's Cloakroom / Wc



Dining Kitchen With Family Area 17'4" x 31'1" (5.3m x 9.49m)



Sitting Room 20'4" x 14'7"
(6.2m x 4.46m)



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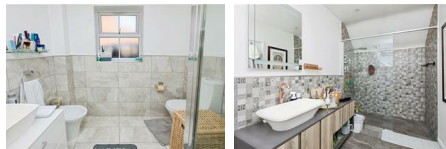
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Bedroom Three 12'1" x 15'8"
(3.69m x 4.79m)



Shower Room En-Suite 8'3" x 7'8"
(2.52m x 2.35m)



Walk In Wardrobe 7'1" x 7'8"
(2.18m x 2.36m)

First Floor

Landing

Bedroom Two 16'9" x 15'5"
(5.11m x 4.72m)



Bedroom Four 16'0" x 12'6"
(4.89m x 3.82m)



Utility Room 5'11" x 13'4"
(1.82m x 4.07m)



Ground Floor Bedroom 15'9" x 15'4"
(4.82m x 4.69m)



Walk In Wardrobe 18'8" x 8'1"
(5.69 x 2.47)

Shower Room En-Suite



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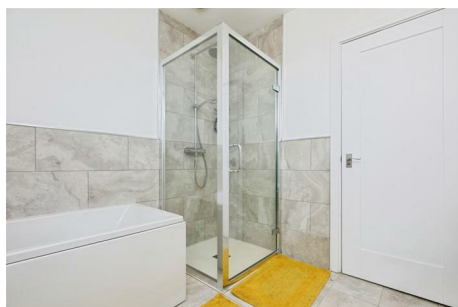
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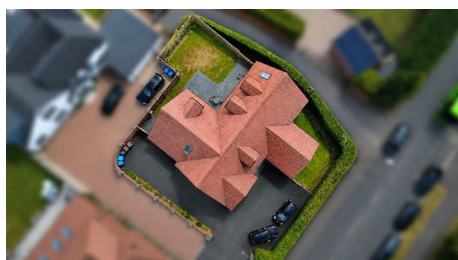
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Bathroom 9'3" x 7'8" (2.84 x 2.34)



Outside



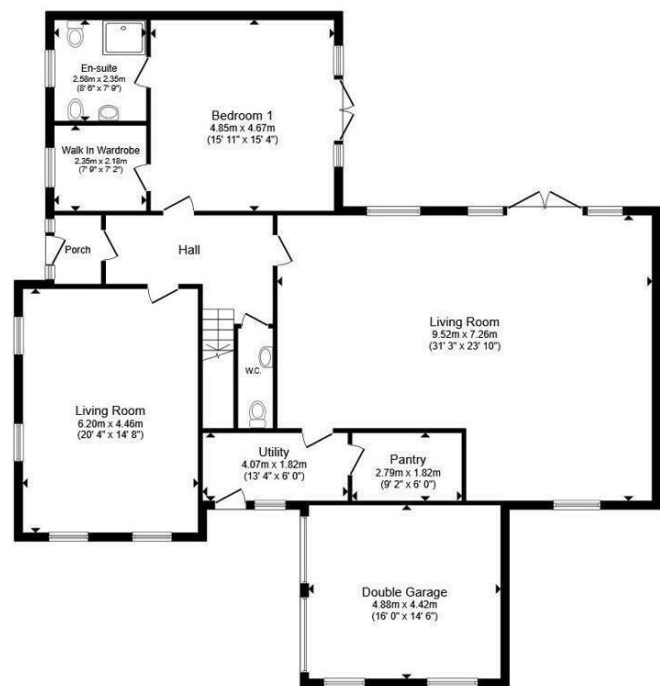
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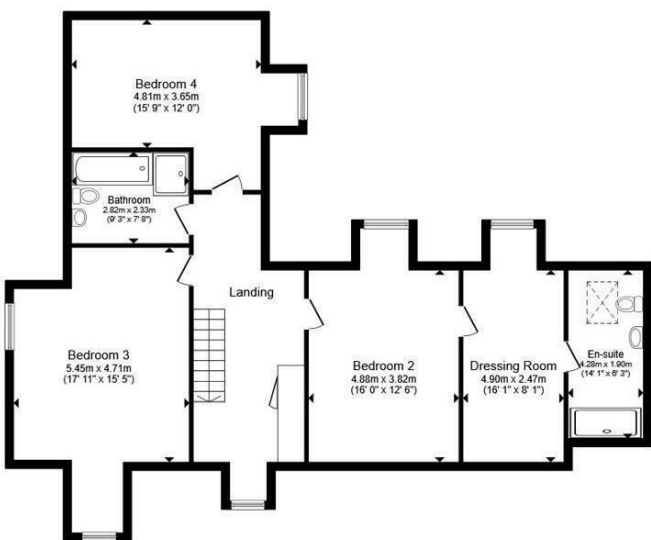
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Ground Floor



First Floor

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