# ROWAN PARK CLOSE, LITTLEOVER, DERBY

PRICE £389,950

4 BEDROOM | 2 BATHROOM | 2 RECEPTION

# WELCOME TO ROWAN PARK CLOSE

SPACIOUS EXTENDED FAMILY HOME WITH STUNNING OPEN PLAN DINING KITCHEN - A beautifully presented four-bedroom family home, significantly extended with a two-storey rear extension and a full-width ground-floor rear extension, creating a stunning open-plan living, dining and kitchen space. Bi-fold doors open onto the beautifully landscaped, south-facing rear garden, providing the perfect setting for modern family living.

The property has been finished to an exceptional standard throughout and offers beautifully presented, spacious accommodation. In brief, the accommodation comprises an extended entrance hall, a stylish lounge, and the impressive open-plan living, dining and kitchen area. To the first floor, the landing provides access to four well-proportioned bedrooms and a contemporary four-piece family bathroom. The impressive primary bedroom measures approximately 20ft in length and features a vaulted ceiling together with a modern en-suite shower room.

Externally, the property enjoys delightful, landscaped south-facing gardens to the rear, backing onto school playing fields. To the front, a full-width driveway provides ample off-road parking and leads to the integral single garage, which benefits from a remote-controlled electric door.

# THE DETAIL

Situated in a sought-after residential location in Littleover, this beautifully presented and thoughtfully extended four-bedroom detached family home offers spacious, contemporary living throughout. Finished to a high standard with stylish interiors, an impressive open-plan living kitchen, and a private landscaped rear garden, the property is perfectly suited to modern family life.

The accommodation begins with a double glazed entrance door opening into an extended entrance hallway, featuring an attractive panelled feature wall, alarm keypad, and contemporary glazed internal doors throughout the ground floor.

To the front of the property is an elegant living room, complete with a contemporary feature fireplace, decorative coving, two wall light points, and a double glazed bay window providing excellent natural light.

The heart of the home is the stunning open-plan living, dining and kitchen space. The living area features a striking panelled feature wall and contemporary matte black vertical radiator, while the kitchen has been fitted with an excellent range of sage green panelled wall and base units complemented by brushed stainless steel handles, quartz worktops and matching splashbacks. Further features include a ceramic Belfast sink with swan-neck mixer tap, integrated dishwasher, space for an American-style fridge freezer, and a Kenwood dual fuel range cooker with five-burner gas hob beneath a matching black extractor hood. Grey wood-grain effect laminate flooring runs throughout the space, which is flooded with natural light from three Velux-style roof windows, a rear-facing window, and impressive three-panel bi-fold doors opening directly onto the rear garden.

The first floor landing provides access to four well-proportioned bedrooms and the contempoary shower room. The impressive primary bedroom suite benefits from a vaulted ceiling, built-in wardrobes, and a stylish en-suite shower room comprising a concealed cistern WC, vanity wash hand basin, corner multi-jet shower, metro-style tiled splashbacks, chrome heated towel rail, and a double glazed window overlooking the rear garden. Bedroom Two enjoys a box bay window to the front elevation and a built-in double wardrobe. Bedroom Three overlooks the rear garden and also includes a built-in double wardrobe, while Bedroom Four benefits from a front-facing window and built-in wardrobe.

The contemporary family shower room is beautifully appointed with a modern three-piece suite comprising a low-level WC with push-button flush, wall-mounted wash hand basin with vanity storage, and a generous walk-in shower with black slate-effect shower tray. The room is finished with porcelain ceramic wall tiling, recessed LED downlighters, an anthracite grey heated towel rail, and an obscure glazed rear window.

Externally, the property enjoys a full-width tarmac driveway providing off-road parking for approximately three vehicles, together with access to the single integral garage. Gated side access leads to the rear garden.

The landscaped rear garden offers a high degree of privacy and is not overlooked, creating a peaceful outdoor space ideal for both relaxing and entertaining. Features include two patio seating areas, steps leading to a raised lawn, a substantial timber-framed summer house, an attractive feature fish pond, and enclosed fenced boundaries.

CB+CO

## The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops and also a Tesco Local store on Stenson Road.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

The property is located within easy access of local schooling being conveniently located just a few moments walk away from Ridgeway Infant School and Gayton Junior School. The property also falls within the catchment area for Derby Moor Academy.

Local recreational facilities nearby include Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.

## 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.

CB+CO

love

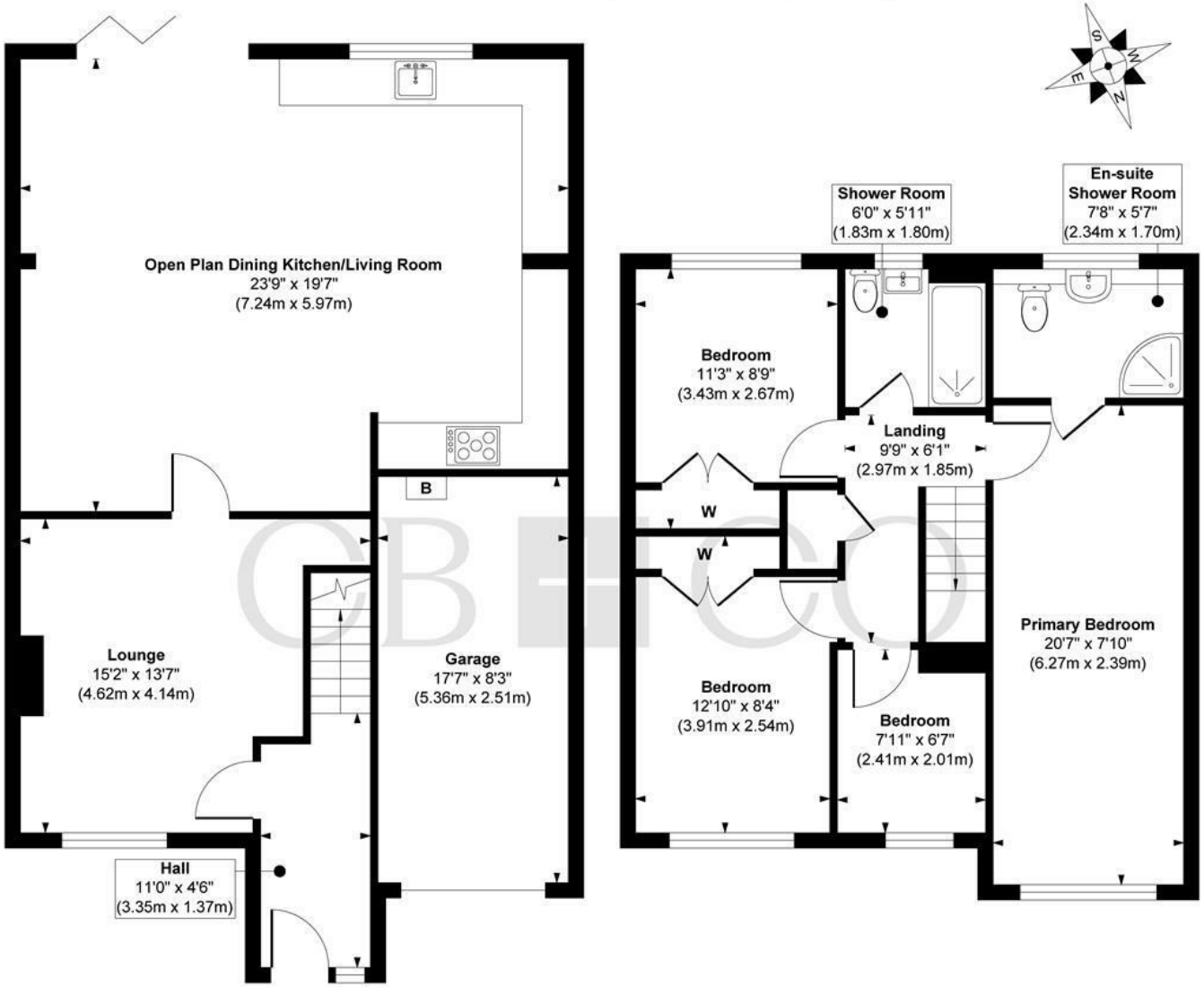
I DON'T RIDE
MY BIKE TO
WIN RACES
I RIDE
AND I RIDE
Un Café
Hotpoint

Un Café

DOCTOR WHO

I DON'T RIDE
MY BIKE TO
WIN RACES
NOR DO I RIDE TO
GET PLACES
I RIDE
WITH MYSELF
AND I RIDE
Un Café
But First
Coffee
SMEG

# Rowan Park Close, Littleover, Derby




**Ground Floor**
**Approximate Floor Area**
**841 sq. ft**
**(78.13 sq. m)**

**First Floor**
**Approximate Floor Area**
**598 sq. ft**
**(55.55 sq. m)**

## Approx. Gross Internal Floor Area 1439 sq. ft / 133.68 sq. m (Including Garage)

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

Produced by Elements Property

## THE PARTICULARS

APPROX

1439.00 sq ft

EPC RATING

COUNCIL TAX BAND

C

- Superb Extended Four Bedroom Detached Family Home
- Stylish Presentation & Comprehensively Upgraded
- Delightful Cul-de-Sac Position - Close to Sunnydale Park
- Entrance Hallway, Stylish Lounge & Stunning Extended Open Plan Living Dining Kitchen
- Four Bedrooms & Contemporary Shower Room
- Spacious Primary Bedroom with En-Suite Shower Room
- Full Width Driveway, Single Integral Garage with Remote Door
- Delightful South Facing Rear Garden
- Close to Excellent Local Shops & Amenities
- Derby Moor Academy Catchment & Close to Ridgeway Infant & Gayton Junior Schools

CURRAN BIRDS + CO

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



The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved


CURRAN BIRDS + CO