



Hollybrook Way, Littleover, Derby, DE23 3TU

welcome to

Hollybrook Way, Littleover, Derby

A beautifully presented three-bedroom family home in sought-after Littleover, offering spacious living, a modern kitchen diner, and a lovely garden with a covered decking area. Ready to move into and perfect for families.



Situated in the highly desirable area of Littleover, Derby, this charming three-bedroom family home offers generous living space, modern finishes, and a warm, welcoming feel throughout. Step through the front door into a bright and spacious lounge featuring a cosy fireplace and wooden flooring. The ground floor flows into a modern, fully fitted kitchen diner that opens into an additional lounge area, creating an ideal layout for family life and entertaining. Patio doors lead directly to the beautifully maintained garden, complete with a wooden covered decking area perfect as an entertainment area or relaxation space all year round. In addition the ground floor boasts a downstairs shower room and utility room.

Upstairs, the first floor hosts three good-sized bedrooms and a fully fitted family bathroom with a shower. The home is ready to move into, offering clean, contemporary décor and plenty of natural light. With its practical layout and inviting atmosphere, it's an excellent choice for growing families.

Littleover is one of Derby's most sought-after residential areas, with the property falling within the highly regarded Littleover Community School catchment. Known for its friendly community atmosphere and convenient access to local shops, parks, and the city centre, the area also benefits from excellent transport links and a wide range of nearby amenities, making it an ideal location for comfortable and well-connected living.



view this property online [bagshawsresidential.co.uk/Property/DBY121731](https://www.bagshawsresidential.co.uk/Property/DBY121731)



welcome to Hollybrook Way, Littleover Derby

- Three generous bedrooms
- Modern fully fitted kitchen diner
- Additional lounge area with garden access
- Lovely garden with covered decking area
- Wooden flooring throughout the ground floor

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£270,000



Situated in the highly desirable area of Littleover, Derby, this charming three-bedroom family home offers generous living space, modern finishes, and a warm, welcoming feel throughout. Step through the front door into a bright and spacious lounge featuring a cosy fireplace and wooden flooring. The ground floor flows into a modern, fully fitted kitchen diner that opens into an additional lounge area, creating an ideal layout for family life and entertaining. Patio doors lead directly to the beautifully maintained garden, complete with a wooden covered decking area perfect as an entertainment area or relaxation space all year round. In addition the ground floor boasts a downstairs shower room and utility room. Upstairs, the first floor hosts three good-sized bedrooms and a fully fitted family bathroom with a shower. The home is ready to move into, offering clean, contemporary décor and plenty of natural light. With its practical layout and inviting atmosphere, it's an excellent choice for growing families.

Littleover is one of Derby's most sought-after residential areas, with the property falling within the highly regarded Littleover Community School catchment. Known for its friendly community atmosphere and convenient access to local shops, parks, and the city centre, the area also benefits from excellent transport links and a wide range of nearby amenities, making it an ideal location for comfortable and well-connected living.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121731](https://www.bagshawsresidential.co.uk/Property/DBY121731)



Property Ref:
DBY121731 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)