

# TAWNY WAY, LITTLEOVER, DERBY

PRICE £570,000

4 BEDROOM | 4 BATHROOM | 2 RECEPTION



# WELCOME TO TAWNY WAY

STUNNING FOUR-BEDROOM DETACHED FAMILY HOME – LITTLEOVER COMMUNITY SCHOOL CATCHMENT

The Summary

Situated within the highly sought-after Heatherton Village, this impressive four-bedroom detached home offers exceptional space, versatile accommodation and an array of features designed for comfortable family living. Located within the Littleover Community School catchment area, the property provides an excellent opportunity for families seeking a substantial home in a popular residential setting.

The accommodation is particularly generous, with four well-proportioned bedrooms, three of which benefit from their own en-suite facilities, alongside a further family bathroom. Downstairs, there are two separate reception rooms, providing flexibility for family life, while the beautifully appointed kitchen diner creates a fantastic setting for everyday dining and entertaining.

Outside, the landscaped rear garden offers a wonderful space to relax, complete with a hot tub, multiple seating areas and a powered garden shed. Further benefits include a double garage, three-car driveway and electric vehicle charging point.

# THE DETAIL

The Detail
Upon entering, the property opens into a particularly spacious and welcoming hallway, featuring attractive tiled flooring, a window alongside the composite entrance door and stairs rising to the first floor. The ground floor offers two generous reception rooms, comprising a comfortable lounge with luxury carpeting and a feature gas fire with wooden surround and black hearth, alongside a fantastic second sitting room overlooking the rear garden. A convenient cloakroom is also located off the hallway.

The kitchen diner is beautifully appointed with sage green cabinetry, an integrated fridge freezer, double oven, induction hob and dishwasher. There is ample room for a large dining table, complemented by fitted corner seating and patio doors opening directly onto the garden. The adjoining utility room provides matching cabinetry, a sink and space for laundry appliances, with the boiler housed here. A large storage cupboard and internal access to the double garage are additional practical features.

To the first floor, a spacious galleried landing leads to four generous double bedrooms. The principal bedroom benefits from extensive fitted wardrobes and an impressive en-suite featuring a fully tiled steam shower with multiple jet settings, lighting controls and a fold-down seat. Two further bedrooms each have modern en-suite shower rooms, while the fourth bedroom is conveniently positioned alongside the family bathroom, meaning every bedroom has access to its own bathroom facilities. The family bathroom features a large raised, inset bath, vanity wash basin and WC.

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Outside, the landscaped rear garden incorporates slate-tiled patio areas, lawn, raised steps, stone sections and a powered shed. A hot tub provides an additional feature for outdoor relaxation. To the front, there is a three-car driveway and double garage with electric door, lighting and EV charging point.

Tawny Way is situated within a popular residential pocket of Heatherton Village, offering a particularly convenient position for families. The property is ideally placed for a selection of well-regarded local schools, including Littleover Community School, Derby Moor Spencer Academy and Griffe Field Primary School, all within easy reach. There are also nearby green spaces and walking areas, including Griffe Field Park, providing opportunities to enjoy the outdoors. Local shops and everyday amenities are close by, with the wider selection of facilities within Littleover Village also readily accessible. The location is particularly convenient for the Royal Derby Hospital, Derby city centre and major local employers, making it an excellent setting for family life.

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.

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OUTBACK

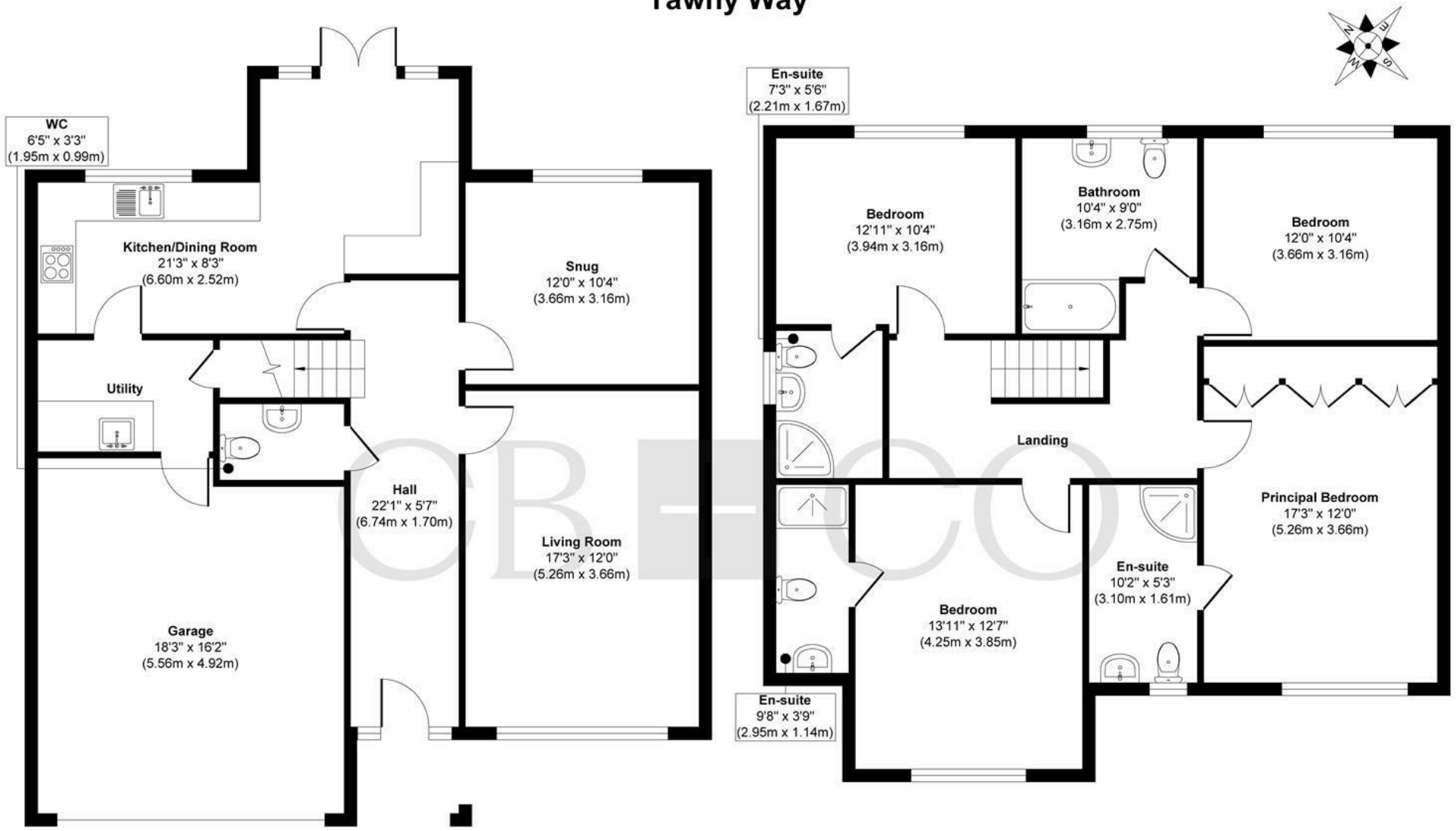








# Tawny Way




**Ground Floor**
**Approximate Floor Area**
**1074 sq. ft**
**(99.81 sq. m)**

**First Floor**
**Approximate Floor Area**
**999 sq. ft**
**(92.89 sq. m)**

**Approx. Gross Internal Floor Area 2073 sq. ft / 192.70 sq. m (Including Garage)**
**Approx. Gross Internal Floor Area 1796 sq. ft / 166.93 sq. m (Excluding Garage)**

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

Produced by Elements Property

# THE PARTICULARS

APPROX

2073.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Four-Bedroom Detached Family Home In Littleover Community School Catchment
- Two Reception Rooms Offering Versatile Family Living
- Sage Green Kitchen Diner With Integrated Appliances
- Separate Utility Room With Internal Garage Access
- Four Double Bedrooms, Three With En-Suite Facilities
- Principal Bedroom With Fitted Wardrobes And Steam Shower En-Suite
- Landscaped Rear Garden With Patio, Lawn And Hot Tub
- Three-Car Driveway Providing Ample Off-Road Parking
- Double Garage With Electric Door And EV Charging Point
- Popular Heatherton Village Location Within Littleover Community School Catchment

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DARLEY ABBEY MILLS

THE MILLS

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MICKLEOVER

THE STUDIO

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