HAVEN BAULK LANE, LITTLEOVER, DERBY

OFFERS IN EXCESS OF: £310,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO HAVEN BAULK LANE

LITTLEOVER COMMUNITY SCHOOL & BROOKFIELD PRIMARY SCHOOL CATCHMENT – A beautifully presented and extended traditional three-bedroom semi-detached home, occupying a generous plot on the edge of Littleover, conveniently situated close to Mickleover. The property features an impressive open-plan living, dining and kitchen area, complete with dining island, Velux windows and French doors opening onto the rear garden.

The accommodation briefly comprises an extended entrance hall, a stylish lounge with a bay window and bespoke shutters, a utility room/WC, and a stunning open-plan dining kitchen. To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property is set back from the road and benefits from a driveway with gated side access. To the rear is a particularly generous and beautifully landscaped garden, featuring two patio areas, an extensive lawn and a timber-decked seating area.

THE DETAIL

Situated in the highly sought-after area of Littleover, this beautifully presented and thoughtfully extended home on Haven Baulk Lane offers a superb blend of character, style and modern family living.

The property is entered via a traditional composite front door into an extended entrance hallway featuring patterned ceramic tiled flooring, a Nest smart thermostat and useful under-stairs storage. A practical utility/WC provides space for laundry appliances alongside quartz work surfaces and a concealed boiler.

There is a stylish lounge located at the front of the property with a beautiful bay window fitted with bespoke plantation shutters, oak-effect flooring and an attractive recessed fireplace, creating a warm and inviting reception space. The heart of the home is undoubtedly the impressive open-plan dining kitchen and living area. The contemporary kitchen is fitted with an extensive range of grey panelled units, quartz work surfaces and a comprehensive selection of integrated Bosch appliances, complemented by a central island and wine cooler. Underfloor heating runs beneath the tiled floor, while the extended living and dining area benefits from Velux roof windows, French doors and garden views, providing an exceptional space for entertaining and everyday family life.

To the first floor are three well-proportioned bedrooms, including a primary bedroom with built-in wardrobes and feature panelling, together with a second double bedroom also offering fitted wardrobes. A beautifully appointed family bathroom features a claw-foot roll-top bath, rainfall shower and stylish vanity unit.

Externally, the property benefits from a driveway and low-maintenance frontage, while the generous enclosed rear garden offers two paved patio seating areas, extensive lawn, additional and raised timber decking and a timber shed, creating an ideal outdoor space for relaxation and entertaining.

CB+CO

The Location

The property is situated in a highly convenient location on the edge of Littleover, close to Mickleover's excellent range of local amenities.

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level with the property falling within the catchment area for Littleover Community School and private education is also available at Derby High School and Derby Grammar School.

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.

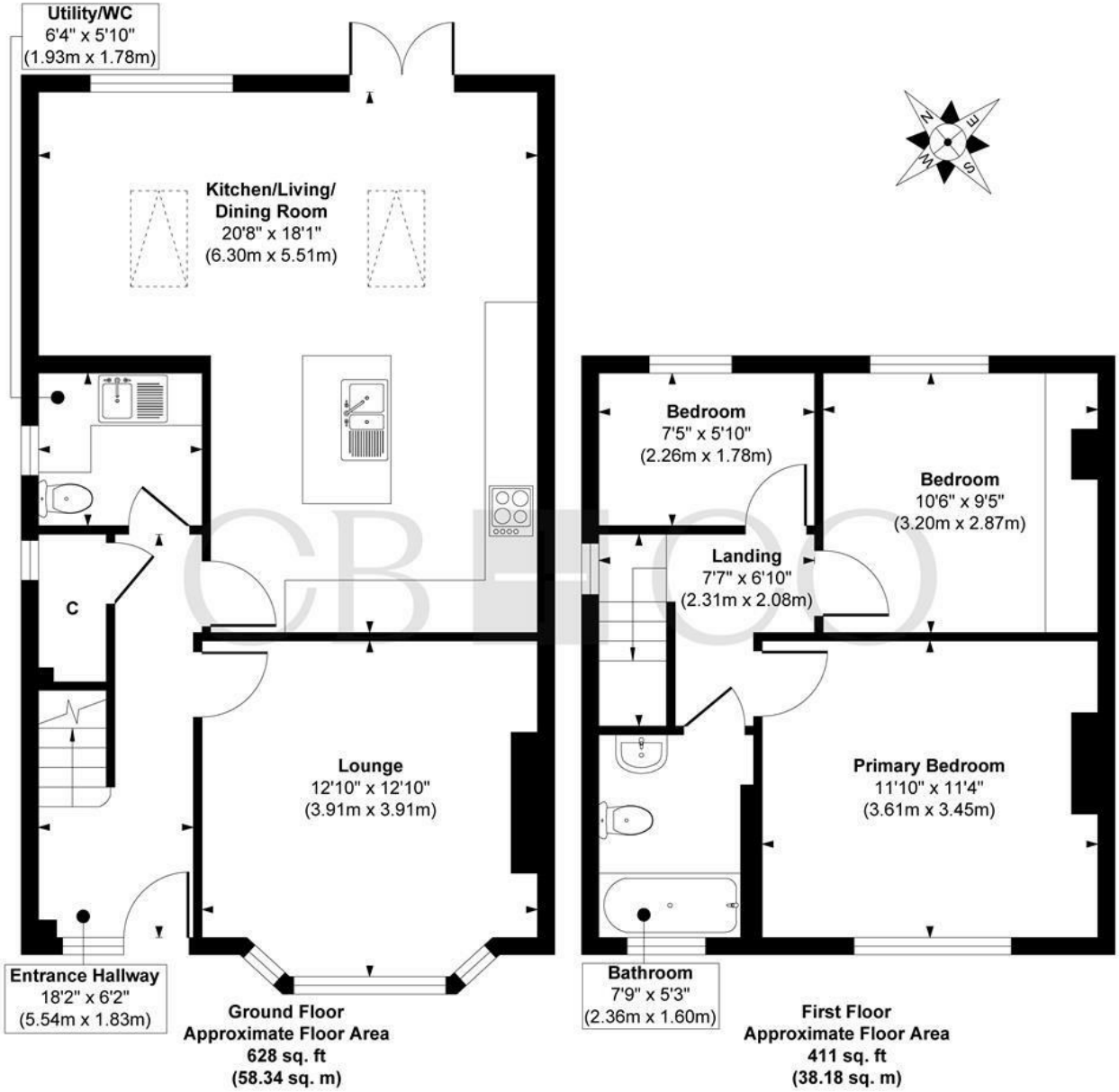
CB+CO

follow your heart

THIS IS OUR HAPPY PLACE
SYDNEY

Lunch
Biscuits
All I need is
love
and a dog
Hotpoint
MADE IN BRITAIN
Hotpoint
BOSCH

Haven Baulk Lane, Littleover, Derby



Approx. Gross Internal Floor Area 1039 sq. ft / 96.52 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1039.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

CURRAN BIRDS + CO

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

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CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

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Derby,
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CURRANBIRDS.CO

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