



HOPTON DRIVE, LITTLEOVER, DERBY

PRICE £225,000

2 BEDROOM | 1 BATHROOM | 0 RECEPTION



WELCOME TO HOPTON DRIVE

IDEAL FIRST TIME BUY— Offering a comfortable and practical home in a popular residential setting, this attractive property provides well-balanced accommodation with a neutral style throughout, making it ready to move into whilst also offering scope for a new owner to add their own touches.

The ground floor centres around a bright lounge/diner with patio doors opening directly onto the rear garden, creating an easy connection between the indoor and outdoor living spaces. The modern kitchen is well equipped with a range of integrated appliances and useful worktop space, whilst a downstairs WC adds further convenience.

Upstairs, both bedrooms are generously sized, with the principal bedroom positioned to the front and benefiting from useful over-stairs storage. The second bedroom enjoys views across the garden. Outside, the property has two side-by-side driveway parking spaces to the front, whilst the rear garden combines lawn and patio areas, providing a pleasant space for outdoor dining and relaxation.

THE DETAIL

The Detail

A composite front door opens into the welcoming hallway, which features grey vinyl flooring and provides access to the downstairs WC, lounge and staircase to the first floor. The kitchen is positioned to the front and offers a practical range of fitted units with wood-effect worktops, integrated oven and gas hob, dishwasher, washing machine and fridge-freezer. This creates a well-equipped kitchen with everything required for everyday family living.

To the rear, the lounge/diner is a particularly bright and versatile space, with patio doors providing direct access to the garden and allowing plenty of natural light into the room. There is a cream carpet underfoot and useful storage beneath the stairs, whilst the open layout provides plenty of room for both comfortable seating and dining furniture.

The first floor offers two excellent bedrooms. The principal bedroom is positioned to the front and benefits from an over-stairs storage cupboard, whilst the second bedroom is located to the rear and enjoys a pleasant outlook over the garden. The bathroom has a modern and neutral finish, with a bath incorporating a mains shower over, wash basin and WC, together with vinyl flooring.

Outside, the rear garden is predominantly laid to lawn with a patio area immediately outside the patio doors, providing a natural setting for outdoor seating and entertaining. To the front, there are two side-by-side driveway parking spaces, providing convenient off-road parking.

CB+CO





The Highfields Estate has its own primary school, Co-op and many green spaces, making it a convenient and attractive location for families. Located within Littleover, the property is well placed for a wide range of local amenities, schools, parks and everyday facilities. Littleover Village is also nearby, offering shops, cafés, restaurants and other useful services. The area benefits from several green spaces, including the seven parks across Littleover, while King George V Playing Fields provides sports facilities, a children's play area and outdoor recreation. The property also benefits from convenient road links towards the A38 and A50, providing good connectivity for commuting and travel.

CB+CO

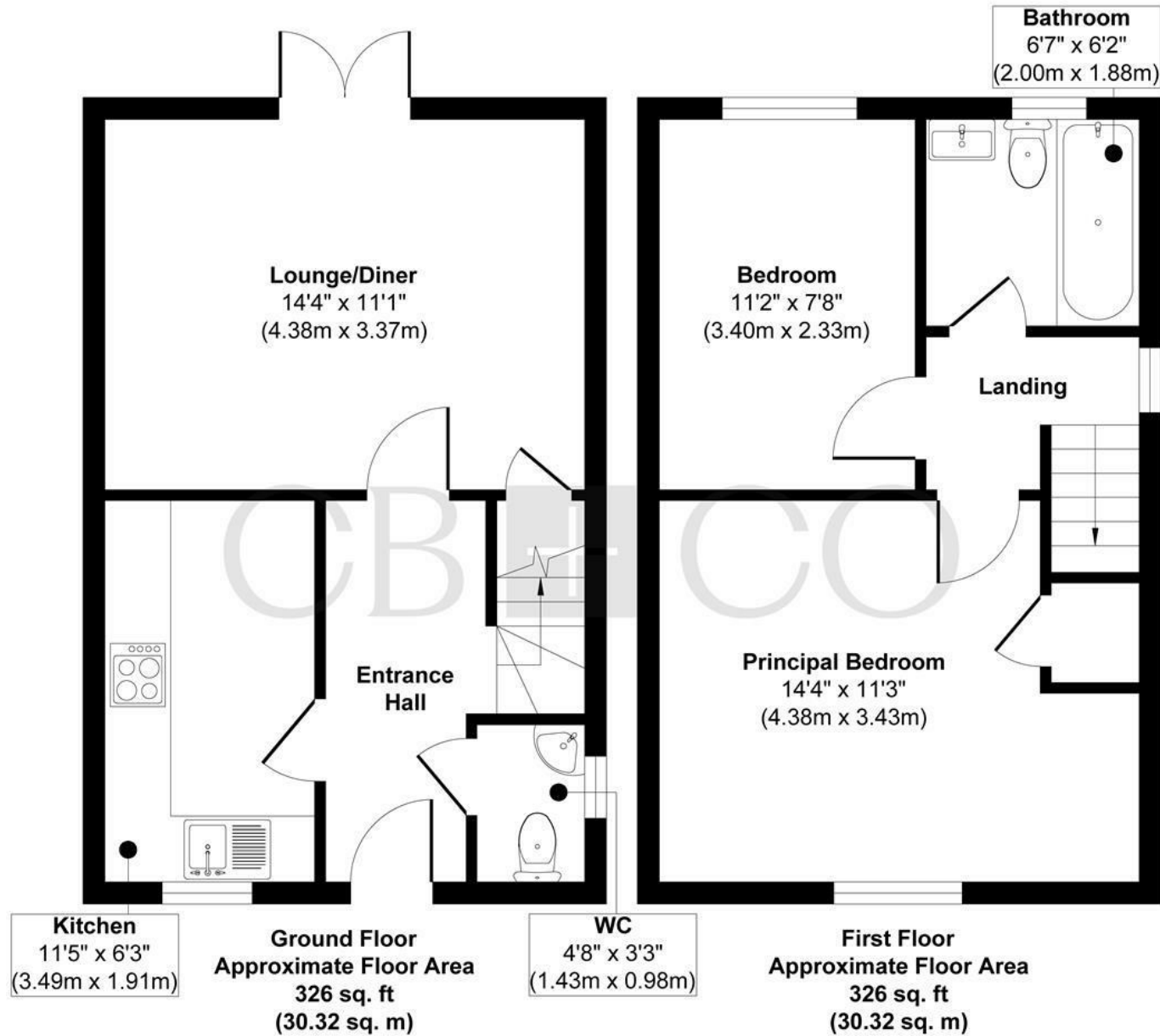








Hopton Drive



Approx. Gross Internal Floor Area 652 sq. ft / 60.64 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

652.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

B

- Two Bedroom Semi-Detached Home Offering Well-Proportioned And Practical Accommodation Throughout.
- Popular Highfields Estate Providing A Well-Established Residential Setting Within Littleover.
- Modern And Neutral Throughout Offering A Fresh Interior With Scope For Personalisation.
- Bright Lounge/Diner Featuring Patio Doors Opening Directly Onto The Rear Garden.
- Well-Equipped Kitchen With Integrated Oven And Gas Hob, Dishwasher, Washing Machine And Fridge-Freezer.
- Two Generously Sized Bedrooms With Good Proportions And Useful Storage.
- Modern Family Bathroom With Bath And Mains Shower Over, Wash Basin And WC.
- Rear Garden Featuring A Lawn And Patio Area Immediately Outside The Lounge, Ideal For Outdoor Seating.
- Two Driveway Parking Spaces Providing Convenient Side-By-Side Off-Road Parking To The Front.
- Two Years Remaining On NHBC Warranty Providing Added Reassurance And Protection For The New Owner.

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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