



PALATINE GROVE, LITTLEOVER, DERBY
OFFERS IN EXCESS OF: £580,000

4 BEDROOM | 3 BATHROOM | 4 RECEPTION



WELCOME TO PALATINE GROVE

LITTLEOVER SCHOOL CATCHMENT AREA - A spacious and superbly extended four double bedroom detached family home, built by David Wilson Homes, which has been comprehensively upgraded to a high-quality specification and is presented to an exceptional standard throughout. Occupying a delightful cul-de-sac position on the edge of this popular development in the highly sought-after village of Heatherton, this impressive home is ideally suited to a growing family, offering generously proportioned accommodation with excellent room sizes throughout.

The accommodation briefly comprises an entrance hallway, guest cloakroom/WC, study, family room, and a spacious living room featuring a bay window and bi-folding doors opening into the dining room. To the first floor, the landing leads to four generous double bedrooms and a contemporary family bathroom. The principal bedroom and bedroom two both benefit from built-in wardrobes and stylish en-suite shower rooms.

Externally, the property enjoys an attractive edge-of-estate position with pleasant views towards a woodland area. Set back from the road behind a generous tarmac driveway, the property provides ample off-road parking and access to the detached double garage. To the rear is a good-sized, south-facing garden, featuring a patio, a two-tier lawn and well-stocked planted borders.

THE DETAIL

Occupying an enviable position set back from the road within the highly sought-after Heatherton Village, this exceptional four double bedroom detached residence combines generous family accommodation with high-quality contemporary finishes throughout.

The accommodation has been thoughtfully upgraded to create a stylish and versatile home. A welcoming entrance hall with engineered oak doors leads to an elegant living room, complete with feature bay window, bespoke window seat, acoustic oak feature wall and bi-folding doors opening into the dining area. Formerly a conservatory, the dining space now benefits from an insulated roof with a Velux window and further bi-fold doors opening directly onto the garden. A separate family room and contemporary study provide additional flexible living space.

At the heart of the home is an impressive breakfast kitchen, beautifully appointed with two-tone handleless units, quartz worktops, integrated AEG appliances and an adjoining utility room with matching cabinetry.

The first floor offers four well-proportioned double bedrooms. The spacious primary bedroom enjoys fitted wardrobes and a luxurious en-suite shower room, while the extended second bedroom also benefits from fitted wardrobes and its own stylish en-suite. Two further double bedrooms are served by a contemporary family bathroom.

Outside, a substantial driveway provides off-road parking for three to four vehicles and leads to a detached double brick-built garage, while the private enclosed rear garden offers a wonderful setting for both entertaining and family life, featuring a spacious patio, split-level lawn, mature planting and gated side access.

Finished to an exceptional standard this outstanding family home offers an ideal blend of space, style and practicality in one of Derby's most desirable residential locations.

CB+CO





The Location

Palatine Grove is situated in the sought-after Heatherton Village area, set win the desirable suburb of Littleover known for its strong sense of community and excellent local amenities.

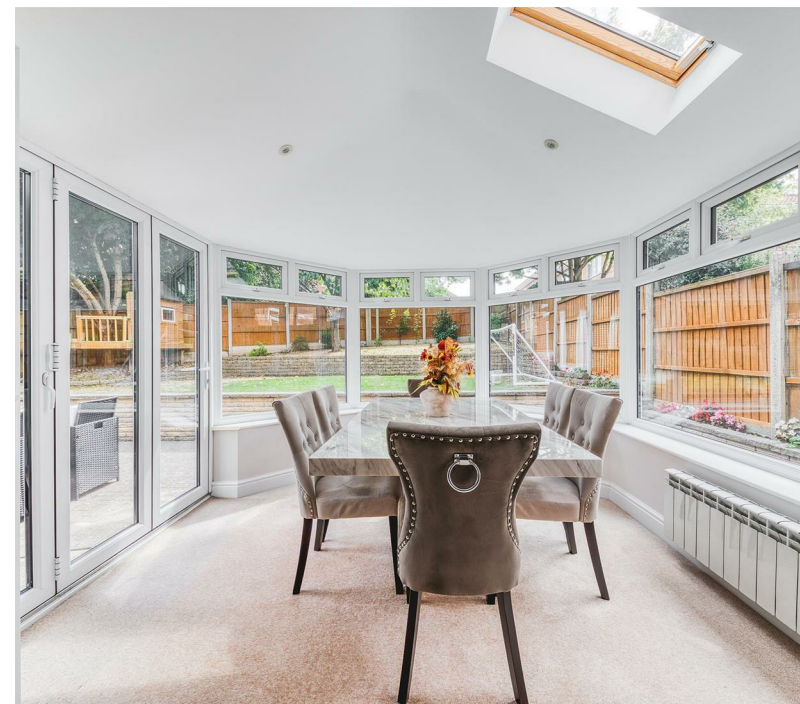
Heatherton Village offers a Doctors surgery, local Church and a parade of shops including a supermarket, pharmacy and Zanfish fish and chip shop. There is also the popular Hollybrook Tavern Pub and Bollywood Indian Restaurant. Littleover Village Centre also provides independent shops, cafes, pubs, and convenient services, enhancing the area's appeal.

The property is within the catchment area for the highly regarded Littleover School. Private education is also available close by with the property being located within a short walking distance of Derby Grammar School and also within easy access of Derby High School.

Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Littleover also offers recreational facilities, green spaces, and a range of dining options, ensuring a lifestyle that blends convenience with comfort.

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.





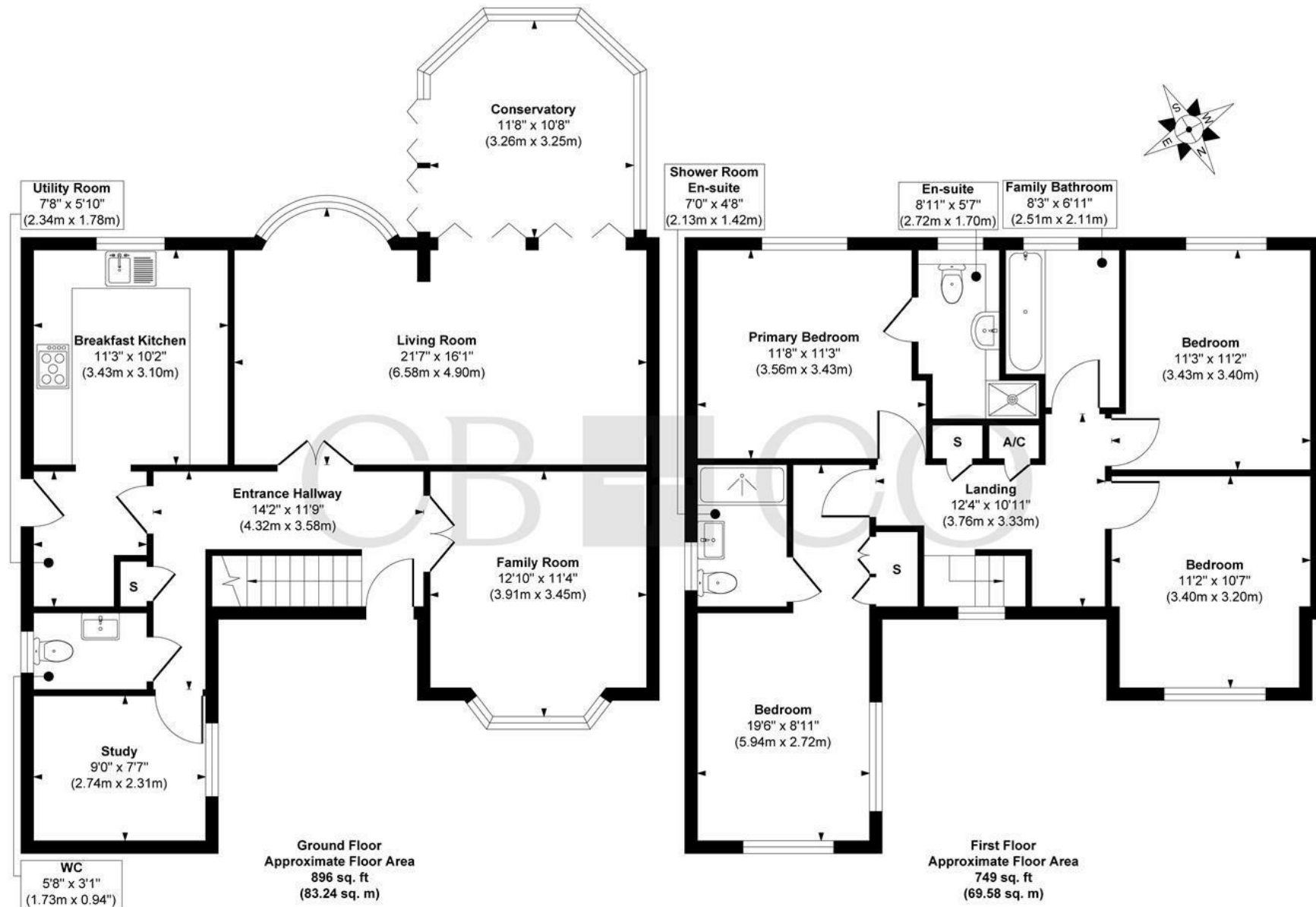








Palatine Grove, Heatherton Village, Littleover, Derby



Approx. Gross Internal Floor Area 1645 sq. ft / 152.82 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1645.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Spacious Extended Four Double Bedroom 'David Wilson' Built Detached Family Home
- Littleover School Catchment Area
- Extended with Over 1600 Square Feet of Accommodation
- Comprehensively Upgraded to a Quality Specification with Stylish Contemporary Fittings
- Entrance Hallway, WC, Family Room, Study, Spacious Living Room & Conservatory
- Stunning Contemporary Breakfast Kitchen & Utility Room
- Four Double Bedrooms, Two En-Suites & Family Bathroom
- Generous Plot - Driveway, Double Detached Garage & South Facing Garden
- Delightful Cul-de-Sac Position in the Highly Sought after Heatherton Village
- Close to Excellent Local Shops & Easy Access to the Royal Derby Hospital

DARLEY ABBEY MILLS

THE MILLS

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Middle Mill
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MICKLEOVER

THE STUDIO

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