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Moorway Croft
Littleover, Derby
£335,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SPACIOUS EXTENDED CHALET BUNGALOW - Situated in a peaceful cul-de-sac in Littleover, this beautifully maintained, spacious detached three bedroom chalet bungalow, the property offers over 1500 square feet of floor area and includes a tandem garage. The property is set within this delightful location on the edge of Littleover off Moorway Lane.

This property offers a versatile layout and well-maintained interiors. The property features: entrance porch, entrance hallway, lounge with open plan access to the extended dining room. The hallway also provides access to a study/ground floor bedroom, ground floor bathroom, well appointed kitchen and this leads to a conservatory. Upstairs, the first floor landing leads to two generous double bedrooms and a wc. The spacious primary bedroom also feature an en-suite shower room and fitted wardrobes.

Outside, a block-paved driveway leads to a attached tandem garage. There is a delightful landscaped south east facing rear garden with paved seating areas, planting borders and timber framed shed.





The Detail

Situated in the desirable Littleover area of Derby, this well-presented and versatile home offering generous living space across two floors, complemented by attractive landscaped gardens and a tandem garage.

The property opens into a double glazed entrance porch into a central entrance hallway, providing access to the main ground floor accommodation. The spacious lounge features a limestone fireplace with a coal-effect gas fire, creating a cosy focal point, while an open archway leads seamlessly into the bright living/dining area with French doors opening onto the rear garden.

The fitted kitchen is well-equipped with a range of integrated appliances, ample storage, and stylish finishes, and flows into a side conservatory with access to the rear garden.

A flexible ground floor room serves as either a study or third bedroom, alongside a modern bathroom fitted with a contemporary three-piece suite.

Upstairs, the property offers two generously sized double bedrooms. The primary bedroom benefits from built-in furniture and a private ensuite shower room, while a separate WC serves the remaining accommodation.

Externally, the home is set back from the road with a neatly landscaped front garden and a block-paved driveway leading to a tandem attached garage with power and lighting. The rear garden is thoughtfully designed, featuring a paved patio, gravelled areas, and mature planting, providing a pleasant outdoor space for both relaxation and entertaining.







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The Location

Moorway Croft is ideally situated in Littleover, a vibrant and thriving area known for its strong sense of community and excellent range of local amenities. Residents will appreciate the easy access to independent shops, cosy cafes, and a variety of nearby supermarkets, alongside a local petrol station for everyday essentials. The area is well-connected by regular bus routes, with convenient access to major road networks, ensuring travel is straightforward and hassle-free.

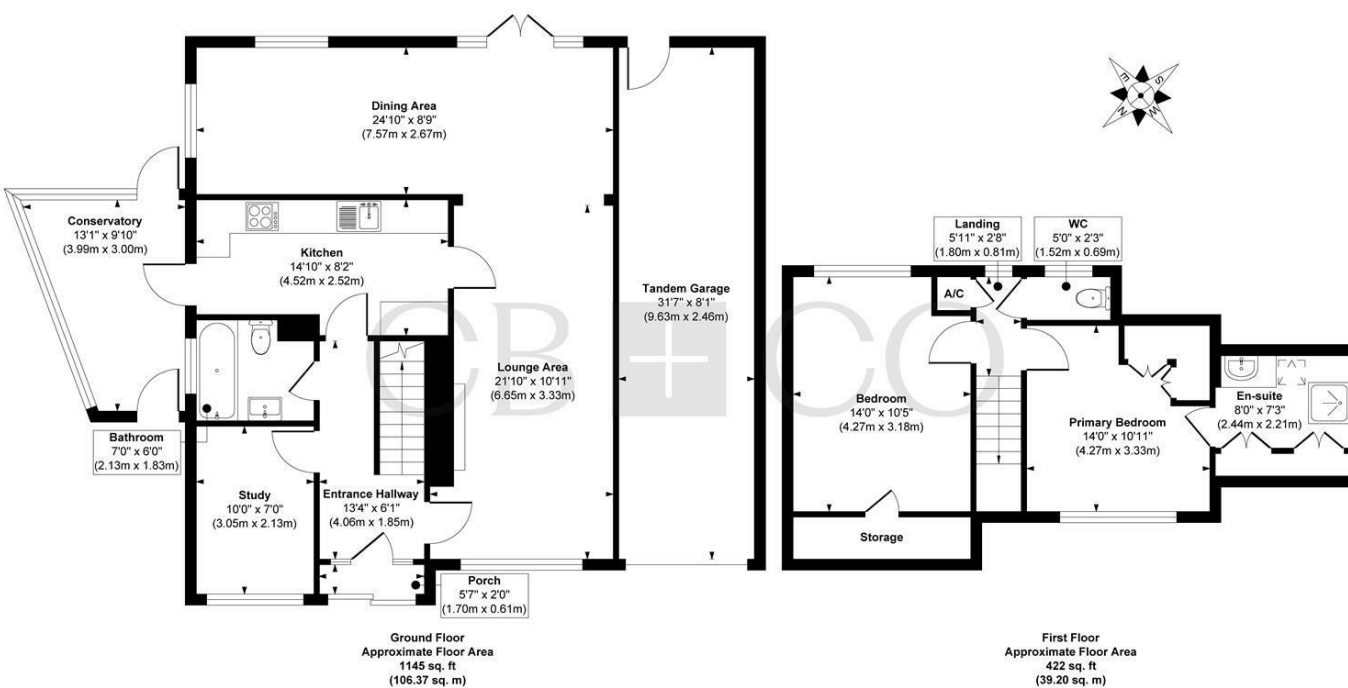
The proximity to The Royal Derby Hospital offers added peace of mind, while nearby green spaces and parks provide the perfect spots for leisurely walks, outdoor relaxation, and enjoying nature. Additionally, the village atmosphere of Littleover, with its local pubs and cafes, adds to the charm, making it an ideal place to live for those seeking both convenience and a welcoming community.







Moorway Croft, Littleover, Derby



Approx. Gross Internal Floor Area 1567 sq. ft / 145.57 sq. m (Tandem Garage)

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

Produced by Elements Property

The Particulars

- Spacious Extended Detached Chalet Bungalow
- Delightful Cul-de-Sac Position Close to Open Countryside
- Over 1500 Square Feet of Floor Area and Including a Tandem Garage
- Gas Central Heating & uPVC Double Glazing
- Entrance Porch, Entrance Hallway, Well Appointed Kitchen & Conservatory
- Lounge with Open Plan Access to Spacious Extended Dining Room
- Study/Ground Floor Bedroom & Ground Floor Bathroom
- First Floor - Two Generous Double Bedrooms & En-Suite Shower Room
- Block Paved Driveway, Tandem Garage & South Facing Landscaped Rear Garden
- Close to Derby Moor Academy & Excellent Local Amenities

Size

Approx 1567.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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