

## 8 Pastures Avenue, Littleover, Derby, DE23 4BE

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Offers Around £699,950  
Freehold

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- Fabulous Plot Measuring just under One Quarter of an Acre
- Littleover Community School Catchment Area
- Extremely Spacious & Versatile Accommodation
- Fabulous Extension Incorporating Open Plan Living Kitchen
- Superb Well-Established Garden
- Extensive Driveway & Spacious for the Erection of a Detached Garage
- Ideal for a Large Family
- Easy Access into Derby City Centre
- Close to Excellent Transport Links
- Viewing Recommended





## Summary

This is a spacious, extended, four/five bedroom, traditional, detached residence occupying a quiet cul-de-sac location in popular Littleover. The property has been greatly improved by the current vendors and features accommodation comprising spacious entrance hall, cosy lounge with log burner, downstairs bedroom/study with WC off, fabulous open plan extended living kitchen featuring generous lantern roof and two sets of bifolding doors to garden. This room comprises a lounge area, dining area and a high specification fitted kitchen with built in appliances. Off this room is a utility room. The first floor accommodation comprises a principle bedroom with a recently refitted en-suite shower room, three further bedrooms and a recently refitted bathroom. To the second floor is a very useful attic room which is occasionally used as a bedroom/study.

The property is set back behind an in and out driveway which continues down the side of the property. This would be an ideal space for the erection of a detached garage (of which plans had been previously drawn up). To the rear of the property is a fabulous, mature garden with an extensive decked entertaining area off the living kitchen and a lower level mature, mainly lawn garden with extensive lawn, numerous well-stocked borders, mature trees, hedging and shrubs. The garden backs onto playing fields belonging to Littleover Community School.

**F&C**

## The Location

The property is located a short distance south of Littleover centre which offers a fabulous range of amenities including various shops. A regular bus service runs along Pastures Hill through the village centre into Derby City centre. The property is also within catchment of the popular Littleover Community School and is also convenient for Derby High School and Derby Grammar school. Other nearby places of interest include Nuffield health centre, a nearby parade of shops along Hollybrook way and easy access to open countryside. The A38 and A50 are within easy reach as well as major employers in the area including Toyota and Rolls Royce.

## Accommodation

### Ground Floor

#### Hallway

14'7" x 6'2" (4.47 x 1.88)

A panelled and stained glass entrance door with matching panelled and leaded side lights provides access to hallway with central heating radiator, wood effect flooring and staircase to first floor.



## Lounge

13'10" x 11'10" (4.23 x 3.62)

Featuring a chimney breast incorporating a raised tiled hearth, timber lintel and open recess with cast iron log burner, central heating radiator, decorative coving, double glazed window to side and double glazed bow bay window to front (both with bespoke shutters).



### Study/Ground Floor Bedroom

10'11" x 9'2" (3.33 x 2.81)

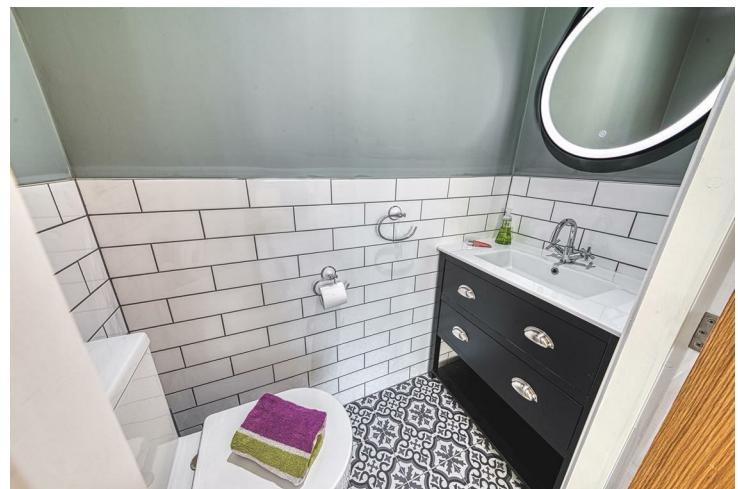
With central heating radiator, wood effect flooring, recessed ceiling spotlighting, built-in storage cupboard, double glazed window to front and door to fitted guest cloakroom.



### Fitted Guest Cloakroom

5'10" x 2'8" (1.78 x 0.83)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath and recessed ceiling spot lighting.



## Stunning Open Plan Extended Living Kitchen



## Lounge Area

12'6" x 11'10" (3.83 x 3.61)

Having a central heating radiator, wood effect flooring and double glazed window to side.



## Dining Area

24'6" x 9'10" (7.48 x 3.01)

With stylish floor to ceiling central heating radiator, impressive lantern roof, wood effect flooring and double glazed bifold door to decked terrace.



## High Specification Fitted Kitchen

17'8" x 9'4" (5.40 x 2.85)

An extremely high quality kitchen featuring a generous corian central island/breakfast bar incorporating a two plate gas hob, induction hob, two retractable extractors, teppanyaki hot plate, stylish fitted gloss finish base cupboards and drawers including pantry cupboard, matching corian preparation surfaces with matching upstands, inset one and a quarter sink unit, generous sized fridge freezer and wine fridge, two integrated ovens, feature lighting to kitchen units, two stylish floor to ceiling central heating radiators, continuation of the wood effect flooring, double glazed bifold doors leading to the decked terrace area and glazed door to utility room.



## Utility

9'0" x 4'4" (2.75 x 1.33)

With matching corian worktop, inset sink unit, storage cupboards, appliance spaces suitable for washing machine and tumble dryer, central heating radiator, wood effect flooring and double glazed French door to rear.



## First Floor Landing

9'4" x 4'5" (2.86 x 1.37)

A semi-galleried landing with central heating radiator and staircase to second floor.

## Bedroom One

17'6" x 9'7" (5.34 x 2.94)

Having a central heating radiator, fitted wardrobes with overhead storage, double glazed window to front and door to en-suite shower room.



### Recently Refitted En-Suite Shower Room

7'8" x 6'5" (2.36 x 1.98)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, generous sized shower cubicle, recessed ceiling spotlighting, chrome towel radiator and double glazed window to front.



### Bedroom Two

13'1" x 11'5" (4.01 x 3.49)

With central heating radiator and double glazed windows to side and front.



### **Bedroom Three**

12'6" x 10'8" (3.83 x 3.27)

Having a central heating radiator and double glazed windows to side and rear.



### **Bedroom Four**

8'0" x 6'2" (2.46 x 1.88)

With central heating radiator and double glazed window to front.



### Refitted Bathroom

10'0" x 6'3" (3.07 x 1.91)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, bath, separate shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



### Second Floor Accommodation

### Useful Attic Room

With landing area featuring a wood/glass balustrade, useful storage to eaves, recessed ceiling spotlighting, double glazed window to rear and open access to study/occasional bedroom.



### Study/Occasional Bedroom

24'10" x 8'1" (7.59 x 2.47)

With central heating radiator, fitted storage including wardrobe, drawers and desk, recessed ceiling spotighting and double glazed window to front.



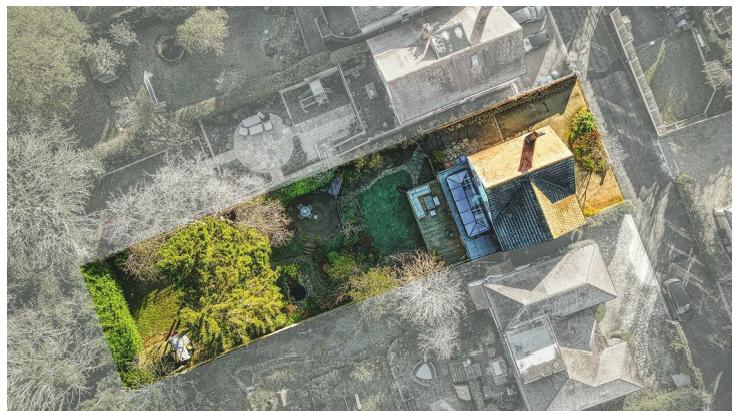
## Outside

The property comprises a fabulous spot measuring approximately one quarter of an acre with an impressive, well-established, generous sized rear garden featuring an extensive decked terrace immediately off the living kitchen. Steps drop down to a lawn with paved pathways leading to a circular patio and ornamental pond. There is a further lawn section to the foot of the garden with a variety of well-stocked borders/flower beds and mature trees and is bounded by timber fencing and hedging. The property backs onto Littleover Community School.

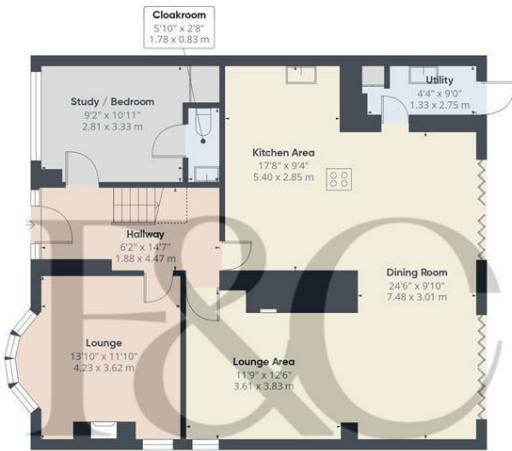
To the front of the property is a low level brick wall containing a well-planted flower bed and a U-shaped tarmacadam driveway provides ample off-road parking which continues down the side of the property.



## Council Tax Band E







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1880 ft<sup>2</sup>

174.4 m<sup>2</sup>

Reduced headroom:

53 ft<sup>2</sup>

4.9 m<sup>2</sup>

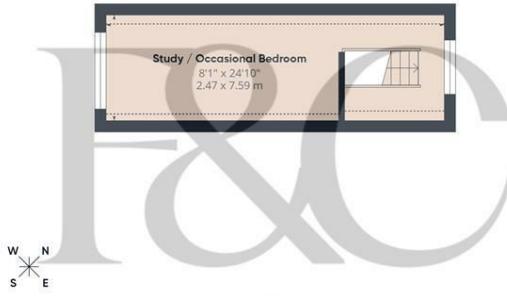
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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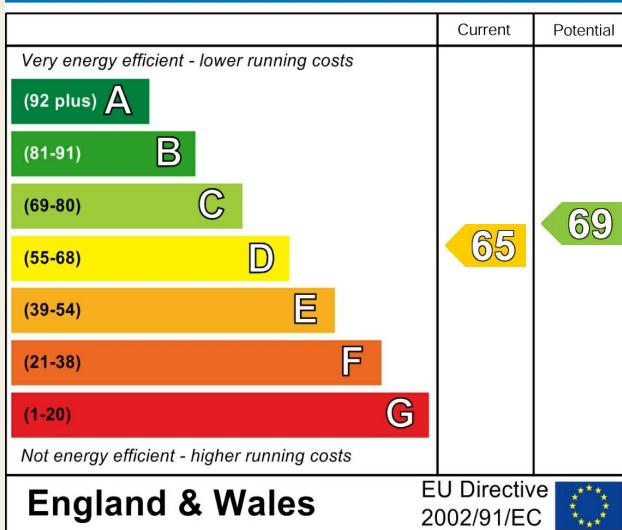


Floor 2





## Energy Efficiency Rating



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### Willington Office

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8 Pastures Avenue  
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Council Tax Band: E  
Tenure: Freehold

