



**For Sale**

**39 Hillsway, Littleover, Derby DE23 3DU**

Ednaston Park, Ednaston, Ashbourne, Derbyshire, DE6 3FA

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**bennet**  
**samways**

**Guide Price £315,000**



## An extended, traditional and immaculately presented three bedroom semi-detached house located in the popular location of Littleover with a stunning open kitchen, and living area.

An extended, traditional and immaculately presented three bedroom semi-detached house located in the popular location of Littleover with a stunning open kitchen, and living area. The gross internal area is 1,100sq.ft. New boiler installed in 2022.

Interior - On entering the property, you lead into a spacious reception hallway with stairs leading off to the first floor accommodation, with under-stairs storage cupboard. There is a living room with feature bay window, and separate study/home office, which is ideal for any clients looking to work from home. This could also easily be used as a snug or playroom for children. There is an impressive dining room with Amtico flooring and an opening leading into an extended fitted kitchen/family area. This is a wonderful light and airy room including two skylights. There is a range of solid oak in frame base and wall mounted units with worktops. Appliances include a gas hob, extractor fan, electric oven, plumbing for dishwasher and space for a fridge freezer. There is a door leading into a useful utility room, which has plumbing for washing machine and access to the front elevation and also, to a refitted guest cloakroom.

On the first floor, there is a landing with doors off to the main rooms. An impressive master bedroom with feature bay window creating a light room, and two built-in wardrobes. There is a really good sized second bedroom overlooking the rear garden and bedroom three. The bathroom has been refitted with a luxury suite including bath and separate shower cubicle, three windows which creates a light elegant room and under floor heating.

Exterior - The property sits on an elevated position, with lawns, display borders and pathway leading to the front door. There is a private road to the side which leads to the rear parking area and the rear garden. There is a good sized private rear garden, with some trees, display borders and mainly lawns. There's a paved patio & garden shed. There is a gated access leading to a spacious parking area for a minimum of four vehicles and there is potential to erect a garage, subject to the relevant planning permission.

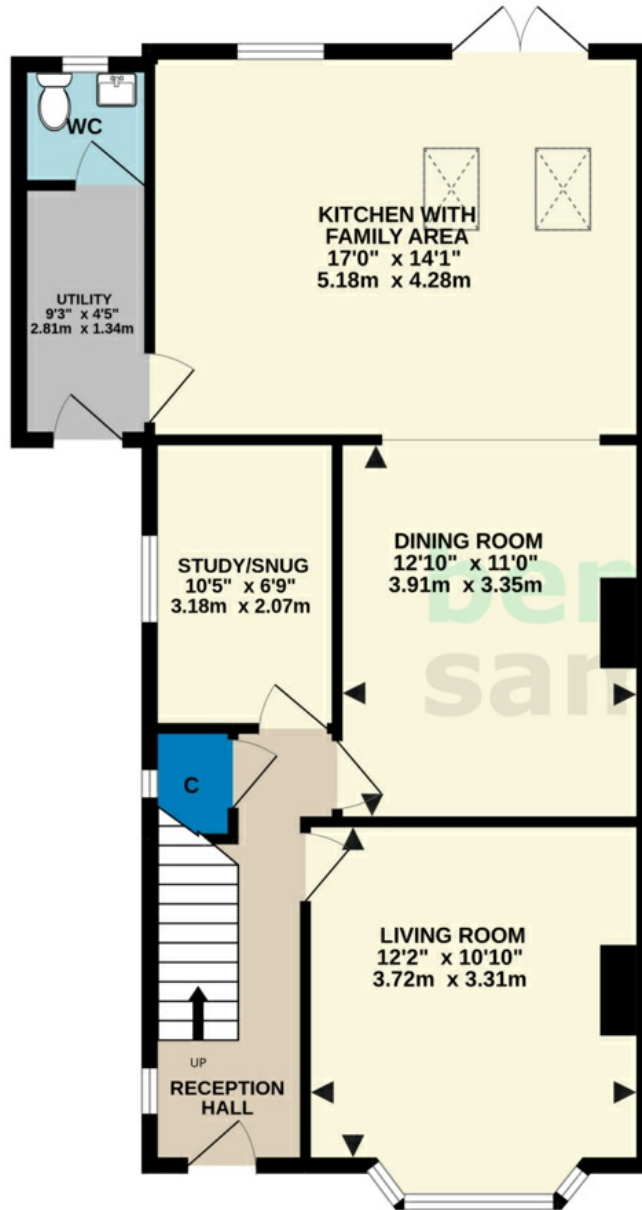
Locality - Littleover is situated on the outskirts of the city of Derby. Located 2 miles from the city centre and has the Royal Derby Hospital located nearby. Littleover has a small shopping area, Littleover Community School, Derby High School, Royal Derby Hospital and Mickelover Golf Course. Derby is home to the historic football club of Derby County FC. Derby is the home of Rolls Royce, Toyota UK Ltd and many more industries which the East Midlands area is so proud. Good commuting access with A38 and nearby A50 connecting to both M1 & M6 motorways.

Owner's perspective - We have lived on Hillsway for seven years and absolutely love it. There is a great sense of community and the location is ideal; we're only a couple of miles from the city centre, yet you can be out in the countryside in 10 minutes. We've got a huge park opposite and are only a short walk from the shops in Littleover village. What we love most about our house is the amount of space that we have - the big kitchen is perfect for entertaining, while the study gives us plenty of space for working from home. Everyone is always surprised by how much outdoor space we have too, with a great garden and parking for four cars.

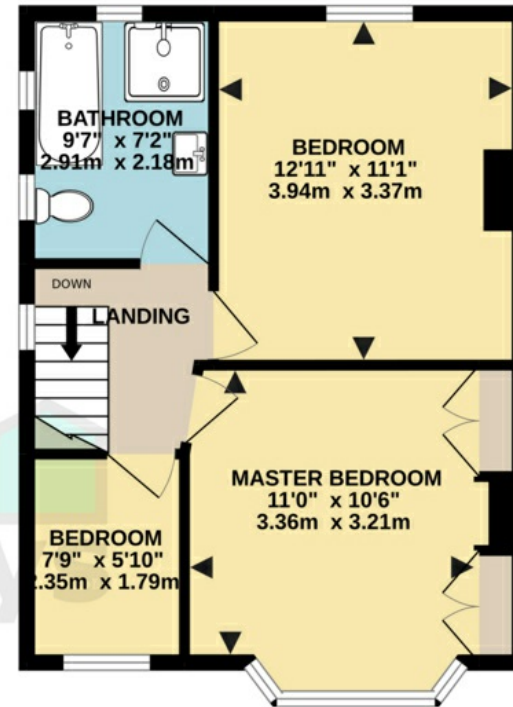
Agents notes - Tenure: freehold. Council tax is Derby City Council band D. Services connected: Mains electricity, mains water, mains gas, mains drainage & Internet, broadband connection. Further notes: The private track to the side of the property is partly owned between 39 and 38 with a right of way for the neighbouring properties to drive there vehicles down to individual properties parking.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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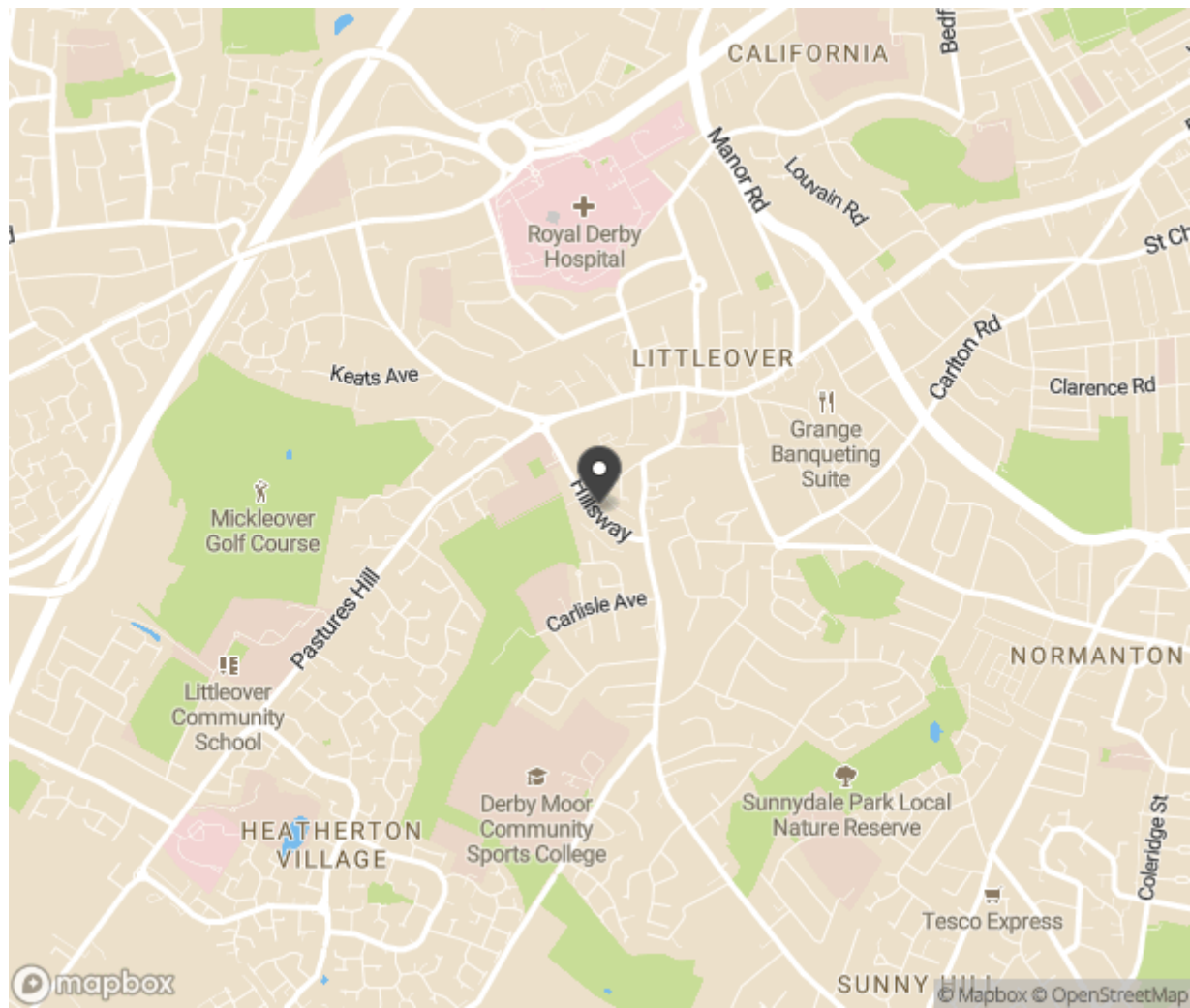


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		84
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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**Stuart Bennet MNAEA**

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3   1   4   **B**   1100 sq ft

