

Tawny Way, Littleover

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Offers in excess of

£575,000



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This property at a glance:



2



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4



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Watch the video

Tawny Way, Littleover



Jodie says:

From the moment you arrive, this impressive four-bedroom home makes a fantastic first impression. With excellent kerb appeal, side-by-side driveway parking, an EV charger, and a double garage, it offers both practicality and style before you've even stepped through the front door.

I love the fact that from the moment you step inside, the property has a wonderful sense of space that continues throughout. An attractive covered porch leads into the welcoming entrance hall, setting the tone for the generous accommodation on offer.

The living room sits at the front of the house and is flooded with natural light from the large front-facing window. The feature fireplace creates a cosy focal point, making it the perfect space to relax during the colder months.

To the rear of the living room is a versatile dining area, currently used as a second sitting room. I think this works particularly well as an additional family space, offering flexibility for modern living, whether you need a formal dining room, playroom, snug or home office.

For me, the heart of the home is undoubtedly the stunning kitchen-diner. The beautiful sage green units give the space a stylish, contemporary feel while still feeling warm and inviting. The built-in dining seating with cleverly designed storage drawers beneath is one of my favourite features, combining practicality with thoughtful design. What's great is the adjoining utility room, providing ample space for appliances, pantry storage and everyday household essentials, with direct access through to the garage.

Upstairs, the spacious feel continues. The main bedroom has a real sense of luxury, with extensive built-in wardrobes spanning the length of the room while still leaving plenty of floor space. The generous en-suite completes what feels like a true retreat at the end of the day.

The remaining three bedrooms are all excellent-sized doubles, something that is becoming increasingly difficult to find. Two of these bedrooms also benefit from their own en-suite shower rooms, a feature I think is particularly appealing for larger families, older children or when hosting guests, providing everyone with their own comfortable space.

Outside, the garden offers a fantastic extension of the living space. A generous patio provides the perfect spot for outdoor dining and entertaining, with ample room for seating and even a hot tub. The charming brick staircase adds character and creates a natural flow down to the rest of the garden, with a well-maintained lawn to one side and a low-maintenance pebbled area to the other. There is also plenty of space for a garden shed and additional outdoor storage.

Overall, this is a beautifully presented and thoughtfully designed family home that offers an abundance of space, versatile living accommodation and a layout that works exceptionally well for modern family life".

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Did you spot...

This beautiful family home has 2 spacious reception rooms



A message from the seller:

"Welcome to our lovely home. We are selling as it's time for us to hang up our boots and retire and we are moving north to be with family. This house has been our home for 13 years and we will be sad to leave the area. There are great green spaces a stones throw away for walking our dog, it fell within LCS catchment which was important to us when we moved into the area but are girls are all grown up now you have plenty of shops and pubs nearby as well as a pharmacy and great GP surgery at Hollybrook. We've got to know all of our neighbours well in this time and spent many a night social distant drinking across the road from each other during covid".

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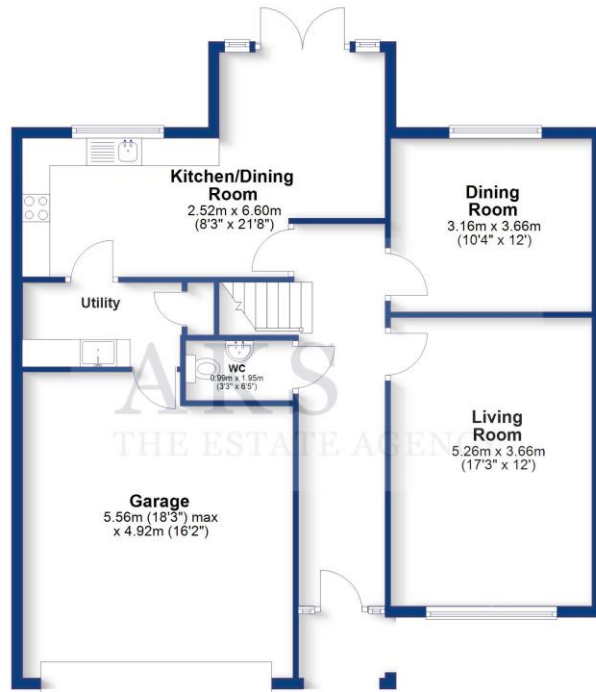


Floor Plan

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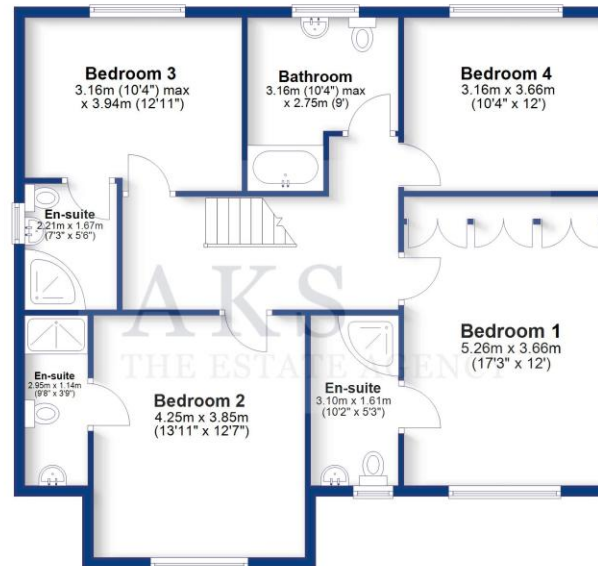
Ground Floor

Approx. 101.3 sq. metres (1090.7 sq. feet)



First Floor

Approx. 94.0 sq. metres (1011.4 sq. feet)



**Energy
Performance
Certificate**

Total area: approx. 195.3 sq. metres (2102.1 sq. feet)

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Key Features:

- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- MODERN KITCHEN-DINER WITH UTILITY
- TWO SPACIOUS RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS, THREE WITH EN-SUITE
- LANDSCAPED GARDEN
- SIDE BY SIDE PARKING AND DOUBLE GARAGE PLUS EV CHARGER
- FANTASTIC LOCATION
- EPC RATING TBC



About the area:

A popular suburb of Derby, Littleover has plenty of local amenities around, from a Co-op, to local shops, takeaways and easy access to the main road links. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



Schools:

Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video



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