



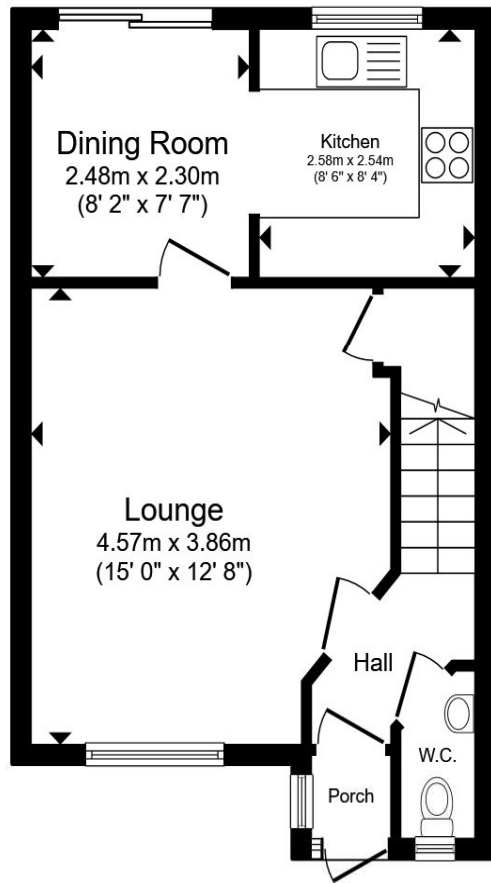
Pendleside Way, Littleover Derby DE23 4HQ

welcome to

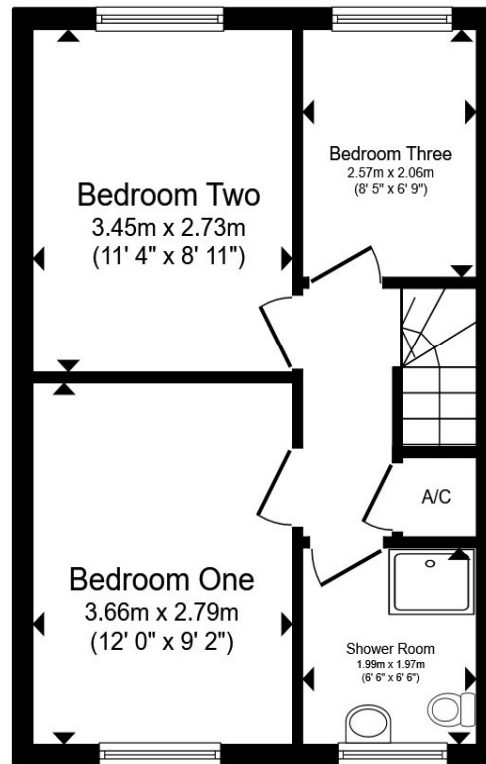
Pendleside Way, Littleover Derby

A well-presented three bedroom semi-detached home located on the sought-after Pendleside Way in Littleover. Offering spacious living accommodation, driveway parking, and an enclosed rear garden, this property is ideal for families and falls within a popular school catchment area.





Ground Floor



First Floor

Area Description

Hallway

Downstairs Wc

Lounge

15' x 12' 8" INTO RECESS (4.57m x 3.86m INTO RECESS)

Dining Room

8' 2" x 7' 7" (2.49m x 2.31m)

Kitchen

8' 6" x 8' 4" (2.59m x 2.54m)

Bedroom One

12' x 9' 2" (3.66m x 2.79m)

Bedroom Two

11' 4" x 8' 11" (3.45m x 2.72m)

Bedroom Three

8' 5" x 6' 9" (2.57m x 2.06m)

Shower Room

6' 6" x 6' 6" (1.98m x 1.98m)

Outside

Additional Notes

Total floor area 69.7 m² (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Pendleside Way, Littleover Derby

- Three bedroom semi-detached home
- Popular Littleover location
- Spacious lounge and separate dining room
- Driveway with off-road parking
- Enclosed rear garden with patio area

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£215,000



Situated on the ever-popular Pendleside Way in Littleover, this well-maintained three-bedroom semi-detached property offers spacious and versatile accommodation, perfect for first-time buyers or growing families. Positioned within a desirable residential area, the home benefits from excellent local amenities and respected school catchments.

The accommodation opens with an entrance porch leading into a welcoming hallway, providing access to a convenient ground floor WC. To the front elevation is a bright and comfortable lounge, ideal for relaxing, while to the rear a dining room enjoys views over the garden and provides access through to a fitted kitchen with a range of units and space for appliances.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a third bedroom suitable for a child's room, home office or nursery. These are served by a modern shower room fitted with a three-piece suite.

Externally, the property benefits from a driveway to the front providing off-road parking, alongside a neat lawned area. To the rear is a private, enclosed garden mainly laid to lawn with a patio seating area, perfect for outdoor entertaining.

This is a fantastic opportunity to acquire a comfortable home in a highly desirable location.

Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR109551 - 0003

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