



Tawny Way
Heatherton Village

Asking Price Of £475,000



Tawny Way

Heatherton Village

FOUR BED DETACHED HOME IN THE POPULAR AREA OF HEATHERTON VILLAGE IN LITTLEOVER COMMUNITY SCHOOL CATCHMENT WITH GARAGE AND DRIVEWAY PARKING AND A LOVELY LARGE CONSERVATORY! With a lounge, dining room, utility room, kitchen, conservatory downstairs and four great sized bedroom upstairs including an en-suite and a family shower room.

On entering into the welcoming hallway, the lounge goes off to the left which is a great sized room, lovely and light from the bay window. The lounge has a feature fireplace and surround and has double doors that lead through to the dining room which has plenty of space for a family dining table and chairs, the modern kitchen is a great space looking out over the garden, there is space for an American style fridge freezer, heading through to the utility, there is space for a washing machine, an integrated dishwasher and a sink. There is also access from here to the garage and out into the garden. Downstairs also has a downstairs WC. Upstairs the master bedroom is a great space with modern fitted wardrobes and drawers. The master bedroom also

benefits from an en-suite consisting of a shower, a wash basin and a WC. There are three further great sized double bedrooms, all with plenty of space for wardrobes and other clothing storage. The family shower room consists of a large shower, a wash basin and a WC. Outside to the front of the property there is driveway parking for multiple cars which leads to an integral garage. The back garden has a large patio area with lots of space for outdoor dining furniture, a small area of artificial grass and a space for a large shed.

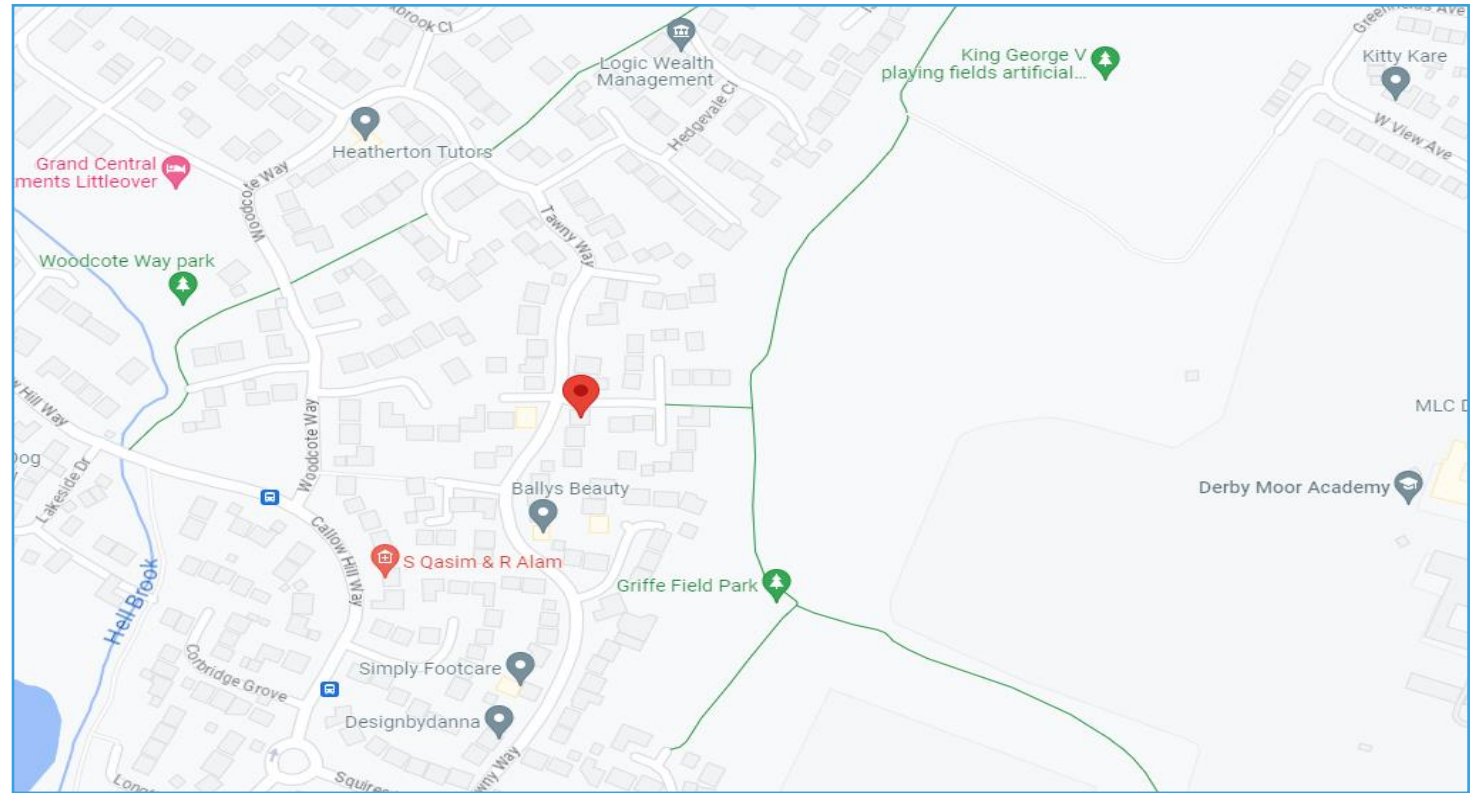


Why you will love this home - With four great sized double bedrooms, plenty of living space, driveway and garage parking along with being located in Heatherton Village this really is a great family home



Tawny Way Heatherton Village

Heatherton Village is a popular area of Littleover with easy access to a wide array of local amenities. The attraction to this area comes from the school catchment with Littleover School catchment area which this home sits in. For families, this is an ideal location, with quick access to footpaths around the estate and to Heatherton Pond which has beautiful scenery. Also, within walking distance there is a local Co-op, the local doctors, a number of food takeaways and bus stops taking you into Derby Town Centre. For commuters it is less than a 5-minute drive to the A38, leading towards the A50, Royal Derby Hospital and the City Centre. Also within a 5 minute drive there is a larger Co-op supermarket, a local bakery, petrol station and other amenities in Littleover Village.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

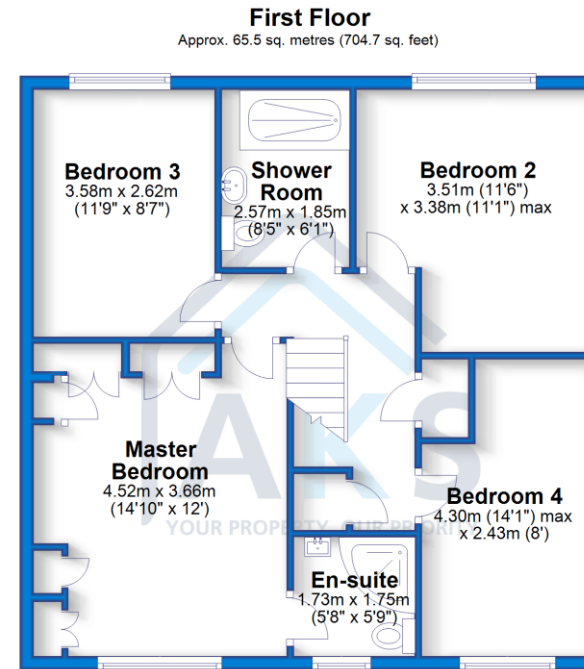
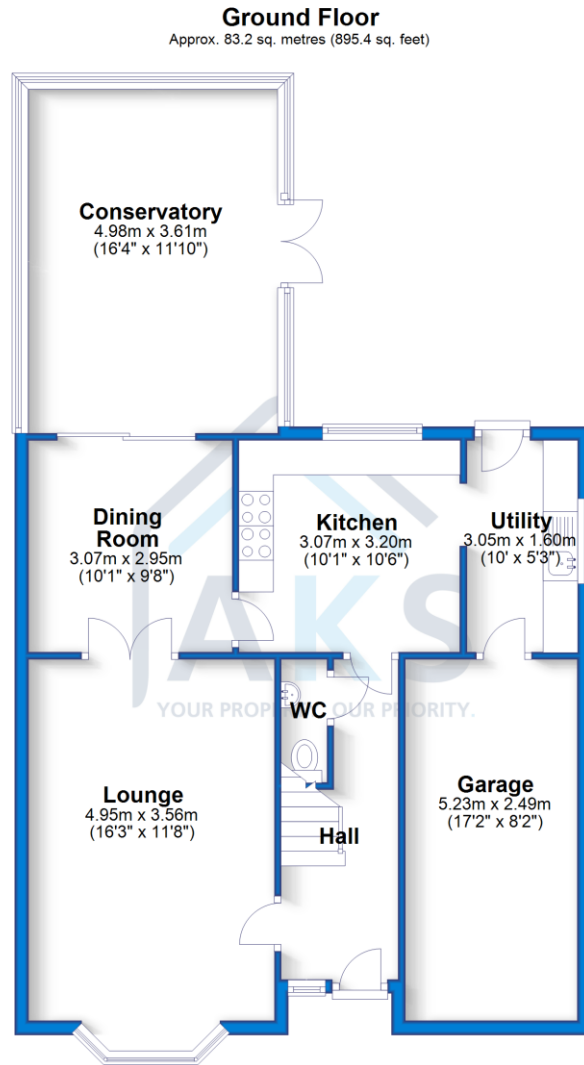


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 148.7 sq. metres (1600.2 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.