

# Field Rise, Littleover

aksresidential.com

£375,000



This property at a glance:



2



4



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## Sam says:

*"I really like how this home has been extended, a second reception room is great to have and can be used as anything that works for the family, the layout flows well and the breakfast kitchen is lovely. I just love the way the stairs go left and right at the top, giving it a grand feel! Having 3 double bedrooms and a single bedroom, this home is complimented with having a bathroom AND shower room upstairs so no more arguing siblings over bathroom use! Having kids myself, this is a massive benefit. The parking is great too, lots of driveway parking, a car port and a single garage! The garden is also really lovely and is not overlooked. Overall I think this is a really lovely family home!"*



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Did you spot...

That this property has a garage, carport and driveway parking?



## A message from the seller:

*We are having to re-locate and would not be putting this house up for sale if we didn't have to as we have loved living here. The house is very spacious, and the extension flows well with the original house. The extension has provided a second lounge of a great size to accommodate a large family, visitors and entertaining our friends. The kitchen and utility make a fantastic, combined space with two sinks and ample cooking space. The house is on a corner plot which is very private from both neighbours to the left and right. There is parking for at least 3 cars on the driveway! It is a very quiet area and we have loved it. Just a couple of minutes away is the Derby Congregational Cricket Club (which also has tennis courts). The Littleover Bowls Club is also in the vicinity. The Hannah Fields Community Garden is also nearby providing organic vegetables, free range eggs and there is an outdoor café. We were very fortunate to have bought this house and have never looked back!*



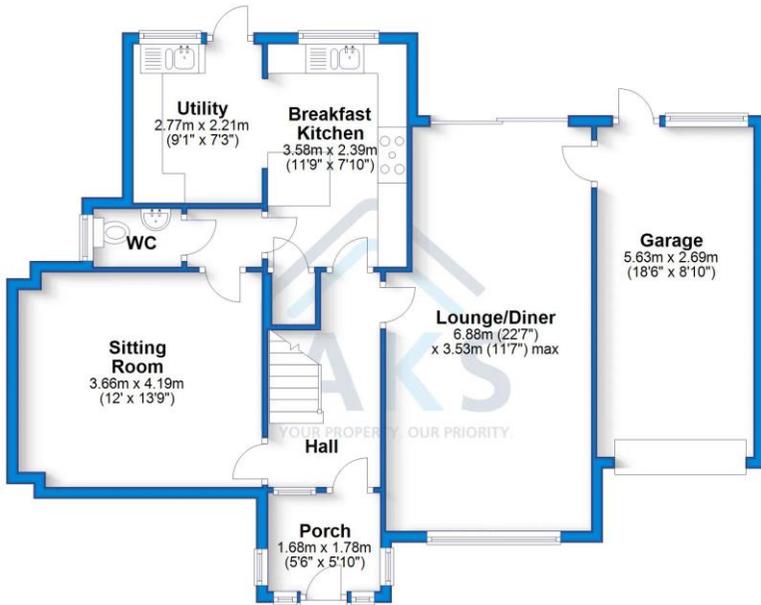


# Floor Plan

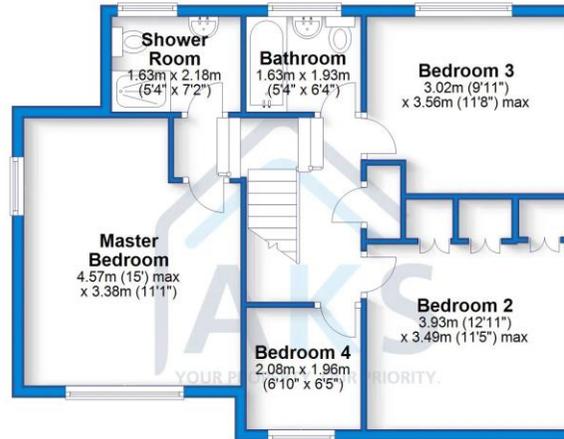


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**Ground Floor**  
Approx. 83.9 sq. metres (903.6 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 143.2 sq. metres (1541.6 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(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			
England, Scotland & Wales			EU Directive 2002/91/EC



200+ 5 star Google Reviews



## Key Features:

- GARAGE, CAR PORT AND DRIVEWAY PARKING
- TWO RECEPTION ROOMS
- GREAT LOCATION
- BREAKFAST KITCHEN
- SHOWER ROOM AND BATHROOM
- EPC RATING D



## 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. 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. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts.*



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

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

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

