

Fortis Way, Littleover

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Offers In Excess Of
£650,000



This property at a glance:



1



6



4



2



B



Watch the video



Fortis Way, Littleover



Sam says:

"This is a fantastic example of a modern, versatile family home situated in a gated community allowing lots of privacy. It is beautifully presented throughout and if you want a home where there is nothing to do, then this is the home for you! On the ground floor there is a large lounge, an office, a WC and the most fantastic kitchen, dining, living space. This really is the heart of the home with an array of kitchen cupboards, a breakfast bar, space for a large dining table, a cosy seating area and bi-fold doors onto the garden. Whether you have a large family or enjoy hosting for friends this space is perfect! On the first floor there are three double bedrooms including the master, two having an en-suite shower room and a family four piece bathroom with a free standing bath. The top floor has two further double bedrooms and one larger than average single bedroom, there is also another shower room on this floor. There is a room which houses the heating system however the current owners use this space as a laundry room which is a practical use of the space. The garden is private, not overlooked and is a great space to enjoy the sunny days. In conclusion this house is wonderful throughout!"



Fortis Way, Littleover



Did you spot...

The huge
kitchen, dining
living space?



A message from the seller:

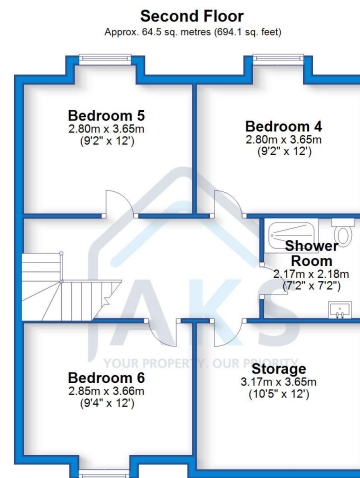
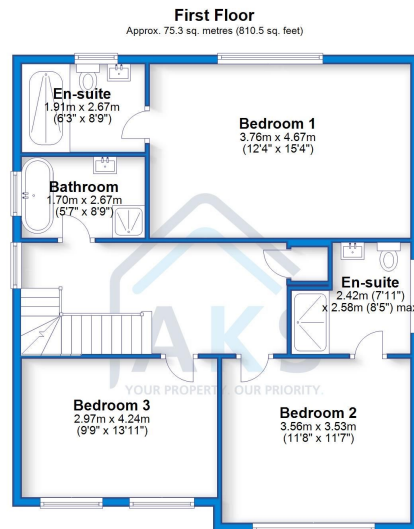
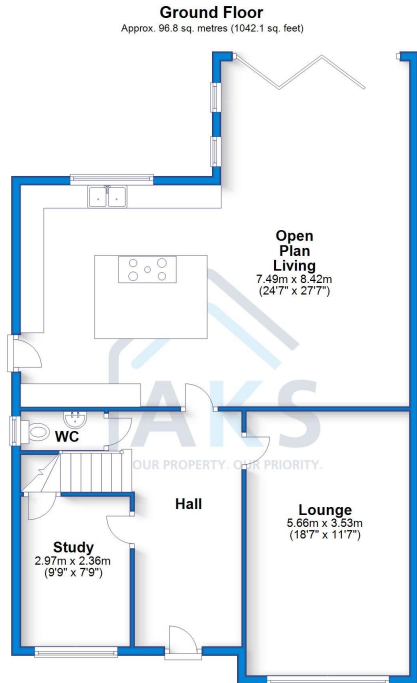
"It is with a heavy heart that we are selling our house. We moved to this very friendly street of 4 houses almost 4 years ago and have some amazing memories, especially the parties with friends and when 20 of our family come for Christmas dinner, it really is the best house we've ever known for entertaining. It was a perfect size when we moved in, but now with our 3 children getting older and starting to move on, it's become too big and we're looking for something smaller. The local shops and parks are very close within a few minutes walk and the access to the A38 makes it such a convenient location. It's a great family house and we'll be very sorry to leave"



Floor Plan



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Total area: approx. 236.6 sq. metres (2546.7 sq. feet)



Energy Performance Certificate

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



200+ 5 star Google Reviews



Key Features:

- GATED COMMUNITY
- DRIVEWAY AND GARAGE
- SIX BEDROOMS
- FOUR BATHROOMS
- FANTASTIC LOCATION
- MODERN FAMILY HOME
- EPC RATING B
- BI-FOLD DOORS
- LITTOVER COMMUNITY SCHOOL CATCHMENT



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:

Griffield Primary School is in the vicinity, with the secondary school being Littleover Community School. It is also very close to the independent schools, Derby High and Derby Grammar school.



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

