

# Bolton Way, Littleover

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£750,000



This property at a glance:



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# Bolton Way, Littleover



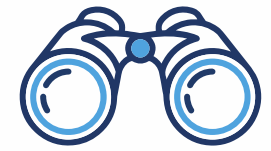
## Mikaela says:

"There's no better way to describe this home than absolutely stunning. The quality throughout is second to none. Starting outside, there's a huge driveway with space for at least 6 vehicles and the house itself is tucked away from the road on a private driveway. There are also no houses in front, just the lovely outlook of the trees! As you head inside there's a beautiful spacious hallway leading to the downstairs rooms that have upgraded LVT flooring. A beautiful cosy living room sits to the front of the house with a fabulous media wall, which includes an electric fire, shelving and mood lighting. This room then leads through to the kitchen, which you can also access via the hallway. The large kitchen really is the heart of this home, with quartz worktops, high quality integrated appliances and even a snug area. There's even the added bonus of a utility room that has a sink fitted! The real cherry on the top of the downstairs space is the orangery extension. It has gorgeous upgraded day/night blinds, loads of floor space and leads beautifully through to the dining area. Upstairs there are 5 incredible double bedrooms along with the main bathroom. The master has a beautiful dressing room as well as an en-suite and the 2nd and 3rd bedrooms on the top floor even share the benefit of a Jack and Jill suite! Not to mention every bedroom having fitted wardrobes. Outside again, there is a brilliantly thought out landscaped and low maintenance back garden which includes composite decking and artificial grass. A lifetime shed with lighting and power can also be found! The bespoke high quality Dura garage is a real perk of this home. Aimed at cars of course, but being insulated and heated, it creates a really versatile extra space! This home really has it all, the next owners won't have to lift a finger!"



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# Street, Suburb



**Did you spot...**

The beautiful  
orangery, letting  
in so much  
daylight?



## A message from the seller:

"Welcome to our family home in Highfields, Littleover! We've enjoyed living here for over three wonderful years, and we'd love to share what makes this place so special. The location is unbeatable, with excellent transportation links to the motorways and easy access to local amenities. The Royal Derby Hospital is just a short distance away, and Littleover Village is a mere 5-minute drive, offering a variety of local shops, a Post Office, and the Co-Op. For families, education is well-catered for with Derby High School and Derby Grammar School for boys within walking distance, and the renowned Repton Boarding School just a 10-15 minute drive away. We've cherished our time here, with plenty of green spaces nearby for walking, cycling, and play parks, including a beautiful lake within walking distance. Our neighborhood is filled with young professionals, including some wonderful doctors, who have become great friends over the years. We are confident that you will find as much joy in living here as we have!"

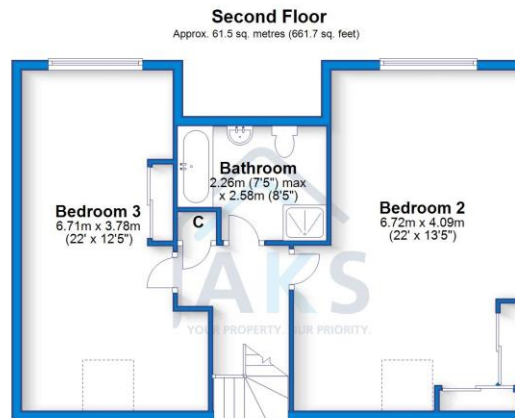
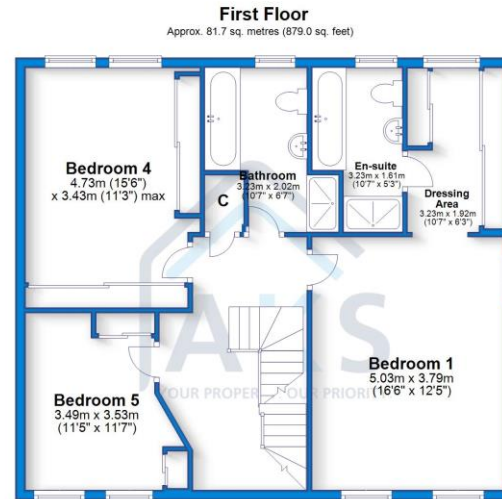
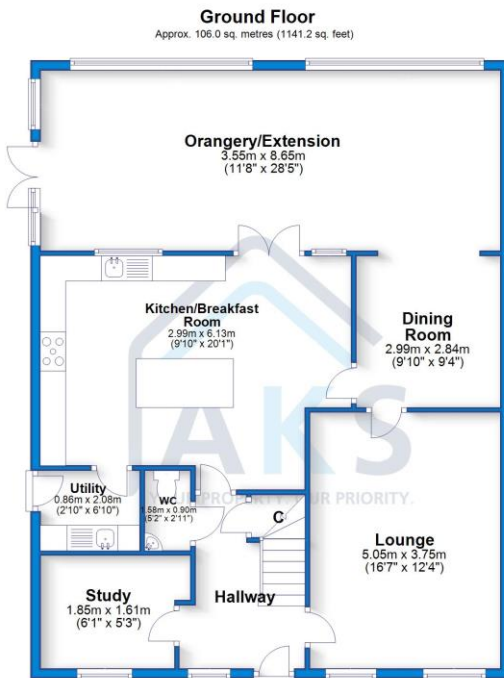




# Floor Plan



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Total area: approx. 249.2 sq. metres (2681.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





200+ 5 star Google Reviews



## Key Features:

- 3 STOREY, 5 BEDROOMS
- TUCKED AWAY ON A PRIVATE DRIVEWAY
- 3 BATHROOMS, EACH WITH SEPARATE SHOWER AND BATH
- IMPRESSIVE EXTENSION TO THE REAR
- HIGH QUALITY DURA FITTED GARAGE
- VERY LARGE DRIVEWAY AND PRIVATE OUTLOOK TO THE FRONT



## 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.



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

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

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

