

# Elvaston Drive, Littleover

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Offers in excess of  
**£290,000**



This property at a glance:



1



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2



B



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## Mikaela says:

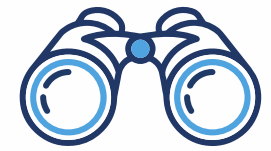
"This is a beautiful spacious family home in a really great area! Downstairs, there's a lovely kitchen diner where you can even incorporate a snug area which the current owners have, making it a really great social space. The garden, that can be seen from the patio doors in the kitchen is a great space. There's a patio area with room for outdoor dining, plenty of lawn and even more space hidden behind the garage!

Downstairs there's also a guest WC which is always useful, some hallway storage and a study which looks out to the front, which is ideal for today's 'work from home' lifestyle. However that could be also used as a 4th bedroom, so the home is really versatile! The master bedroom with its en-suite is on the middle floor along with a light and bright living room space, all tastefully decorated. The two further double bedrooms are on the top floor along with the family bathroom. Both of the top floor bedrooms have storage too and there's skylights flooding the rooms with natural light. The loft space has also been boarded, creating a great extra space which is almost like a little room in itself. The location has got to be my favourite thing about this home.

Highfields is very popular with its amenities, schools and access to major road networks. The next family will benefit in many ways from this great home!"



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## Did you spot...

This property has a lovely study space which could also be used as a 4th bedroom.



## A message from the seller:

Over the past 7 years, we've turned our first house into a much loved home. Back in 2017 when we moved in the estate was a construction site, but now that it's finished it has grown into a fantastic family oriented neighbourhood with excellent walking, cycling and transport links, good local pub and retail area. We've created a lot of precious memories in this house, from hosting friends and family to getting married and having our two children. However, we are beginning to outgrow our home so it's time for us to move."







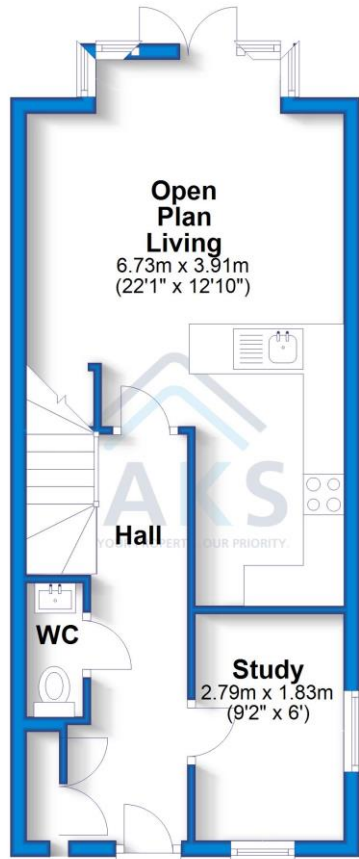
# Floor Plan



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## Ground Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



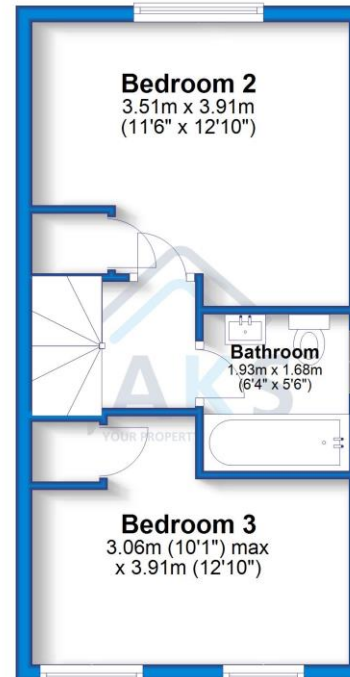
## First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



## Second Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- 3 STOREY, 3 BEDROOMS
- DOWNSTAIRS STUDY/POTENTIAL 4TH BEDROOM
- EPC RATING B
- CLOSE TO AMENITIES IN A POPULAR FAMILY FRIENDLY LOCATION
- APPROX 3 YEARS NHBC COVER STILL REMAINING
- KITCHEN DINER
- SINGLE GARAGE, TANDEM DRIVEWAY PARKING, EV CHARGER



## 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:

The Highfields Estate itself is incredibly family friendly with it's walks and good local schools such as Findern and Highfields Primary, as well as being in the catchment area for John Port Secondary School, Etwall.



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

