

Canterbury Drive, Littleover

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£220,000



This property at a glance:



1



2



1



2



B



Watch the video



Canterbury Drive, Littleover

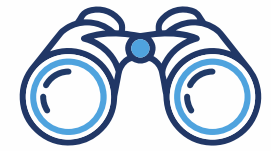


Sam says:

"This home is so modern and presented beautifully! The kitchen, with its attractive flooring, is bright and modern and looks out to the front of the home where there's side by side parking for 2 vehicles, not something you'd generally expect with a two bedroom property! There's a guest WC on the way to the spacious living room diner that spans the back of the home. There are doors out to the garden too, where you'll find a pergola, room for outdoor dining and plenty of lawn space. Upstairs, the master bedroom has plenty of fitted storage. There's a good sized single room too and a light and bright family bathroom which has a shower over the bath. The highlight for me about this home has got to be the great location. Highfields is very popular with its amenities, schools and access to major road networks!"



Canterbury Drive, Littleover



Did you spot...

That this home still has 5 years remaining on the NHBC cover



A message from the seller:

"Welcome to 19 Canterbury Drive! It's a little hard to say goodbye, as this house has been such a big part of our lives. We've loved how convenient everything is – the Co-op around the corner, great links to the A50 and A38, and having a wonderful nursery and school just a short walk away. The neighbourhood feels so safe, with plenty of green spaces for walks and play, and we've been lucky to have amazing neighbours. We're moving on as our family has grown, and working from home has made us realise we need a bit more space – but we know this house will make someone else very happy!"





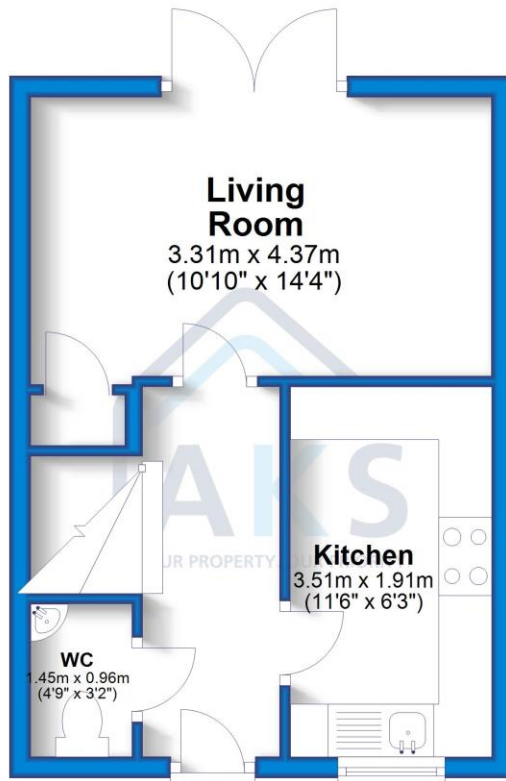
Floor Plan



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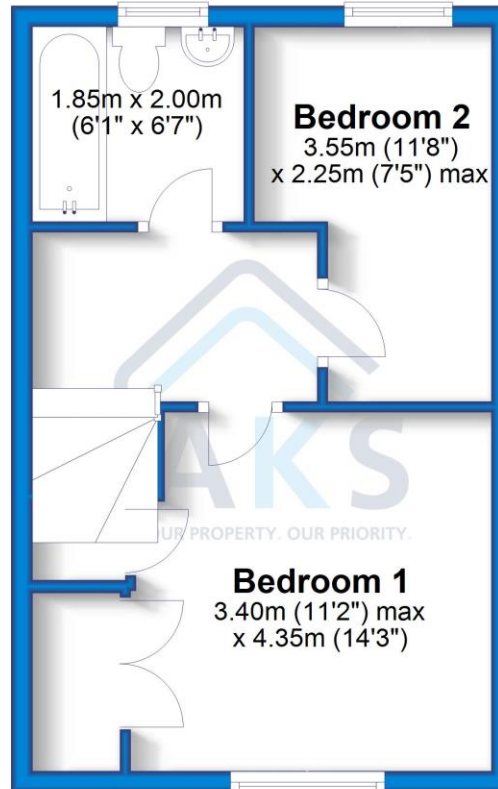
Ground Floor

Approx. 27.3 sq. metres (293.9 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 63.5 sq. metres (683.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- SIDE BY SIDE DOUBLE DRIVEWAY PARKING
- LIVING ROOM DINER
- FITTED STORAGE TO MASTER
- GUEST WC
- EPC RATING B



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 **Sam** call **01332 30 30 30**

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

