

Highfield Road, Littleover

aksresidential.com

£340,000



This property at a glance:



1



3



2



2



E



Watch the video



Highfield Road, Littleover



Sam says:

"This bungalow is huge, the space is incredibly versatile and will make a fantastic home. As soon as I walked into the hallway, I could not believe the size of it and has a great homely feel. Currently it is used as a 3 bed however there is a study room and a separate dining room should you need further bedrooms. The kitchen diner is a fantastic size with lots of worktop space, integrated dishwasher, oven, hob and under counter fridge. There is a lovely bay window to the back overlooking the garden. The utility room leads off the kitchen which again is a great size and has room for a fridge freezer. Coming off the other end of the kitchen is a back hallway and a shower room. The lounge is also a fantastic size with patio doors out onto the garden. The dining room was previously the garage however they took this down to build the extension to create the dining room which can fit a large family dining table. There are three great size double bedrooms, two having built in wardrobes. There is then a family bathroom. The space in this home is just incredible and can be used to fit how your family works. Outside to the front, I love the large established front garden which puts you right back from the road, there is two driveway parking spaces. To the back there is a large low maintenance garden which is private, not overlooked and has so much potential! We love this large bungalow and know that it will make a very happy home as it has with the current owners."



Highfield Road, Littleover



Did you spot...

This 3 bed bungalow has a separate study which could be used as a 4th bedroom



A message from the seller:

"We have lived here for 25 years and loved every minute of it. It is a quiet area and when sitting out in the garden in the summer ll you can hear is the birds. This bungalow is big enough for a large family which is why we now need to move on, it is too big for us and need something smaller now we are getting older. We know someone will be very happy here, like we have been"





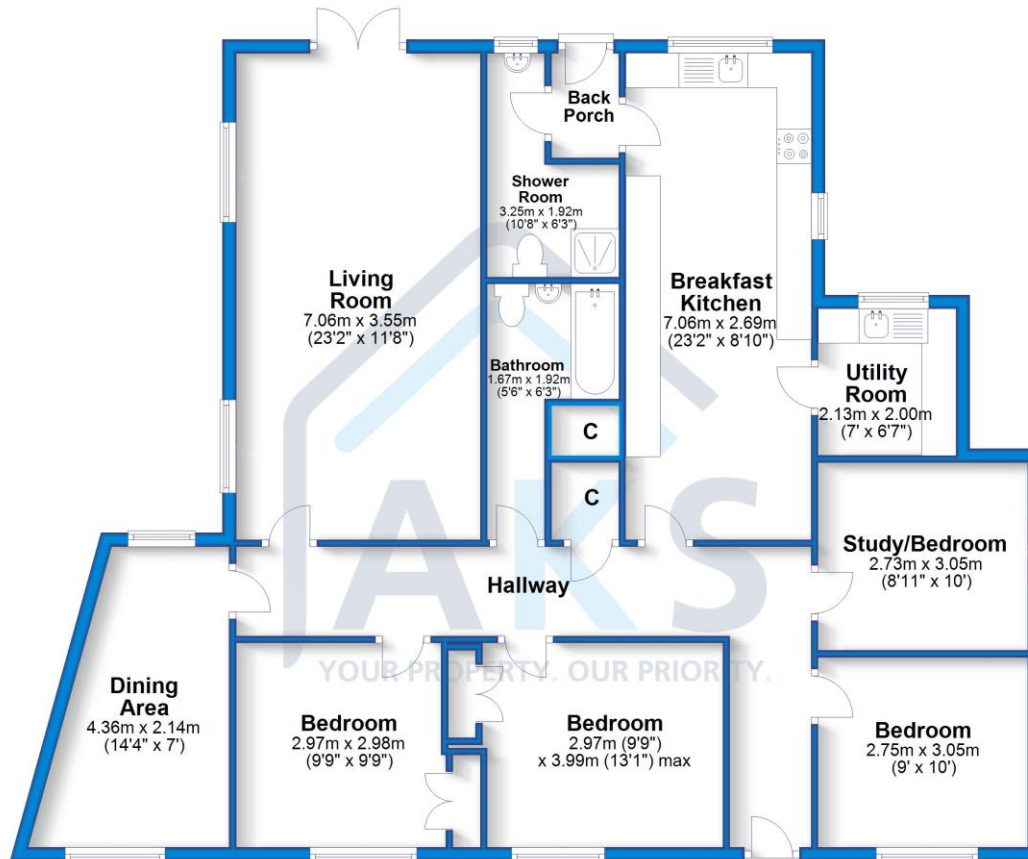
Floor Plan



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Ground Floor

Approx. 128.0 sq. metres (1377.5 sq. feet)



Total area: approx. 128.0 sq. metres (1377.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	52
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- LARGE PLOT
- VERSATILE LIVING
- EXTENDED
- DRIVEWAY PARKING
- SPACIOUS ROOMS THROUGHOUT
- GREAT LOCATION
- EPC RATING E



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

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

