

# Fairview Close, Littleover

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Offers in excess of

£275,000



This property at a glance:



2



2



2



3



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# Fairview Close, Littleover



**Sam says:**

*"What a lovely well presented bungalow and very deceiving from the front, as it goes all the way back and offers lots of space! Outside, there's lots of driveway parking for at least 3 vehicles and a handy single garage through some gates which add a level of privacy. You can enter the property from either the back door directly into the kitchen or from the front into a generous hallway where there's plenty of storage. The living room is a bright and welcoming space, with dual aspect windows letting in lots of natural light and leads through into a spacious dining area. The kitchen has plenty of cupboards and countertop space as well as a utility room for white goods and even more storage. There's a sink in the utility too which is handy! The bedrooms are a fantastic size, both having fitted storage space and the master offering access into the garden, as well as an en-suite bathroom. Further to the en-suite, there's a further shower room which can be accessed from the hallway. Outside, the garden is a lovely private space, with a patio area and plenty of lawn with established trees offering a peaceful space to relax. Overall, this is a cosy, welcoming and well equipped bungalow which offers lots of living space and has plenty of kerb appeal!"*



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## Did you spot...

This 2 double bedroom bungalow is located in a quiet cul de sac



## A message from the seller:

*"Welcome to our bungalow! We have enjoyed living at the end of a quiet cul-de-sac surrounded by lovely neighbours and yet always felt within easy reach of Derby and Burton either by car or local bus which stops just 100m from the house. King George's playing field is a short walk and offers open space and play areas. Littleover Village is 5 mins by car/bus and major supermarkets just 10 mins drive. We're sure you'll love it here."*





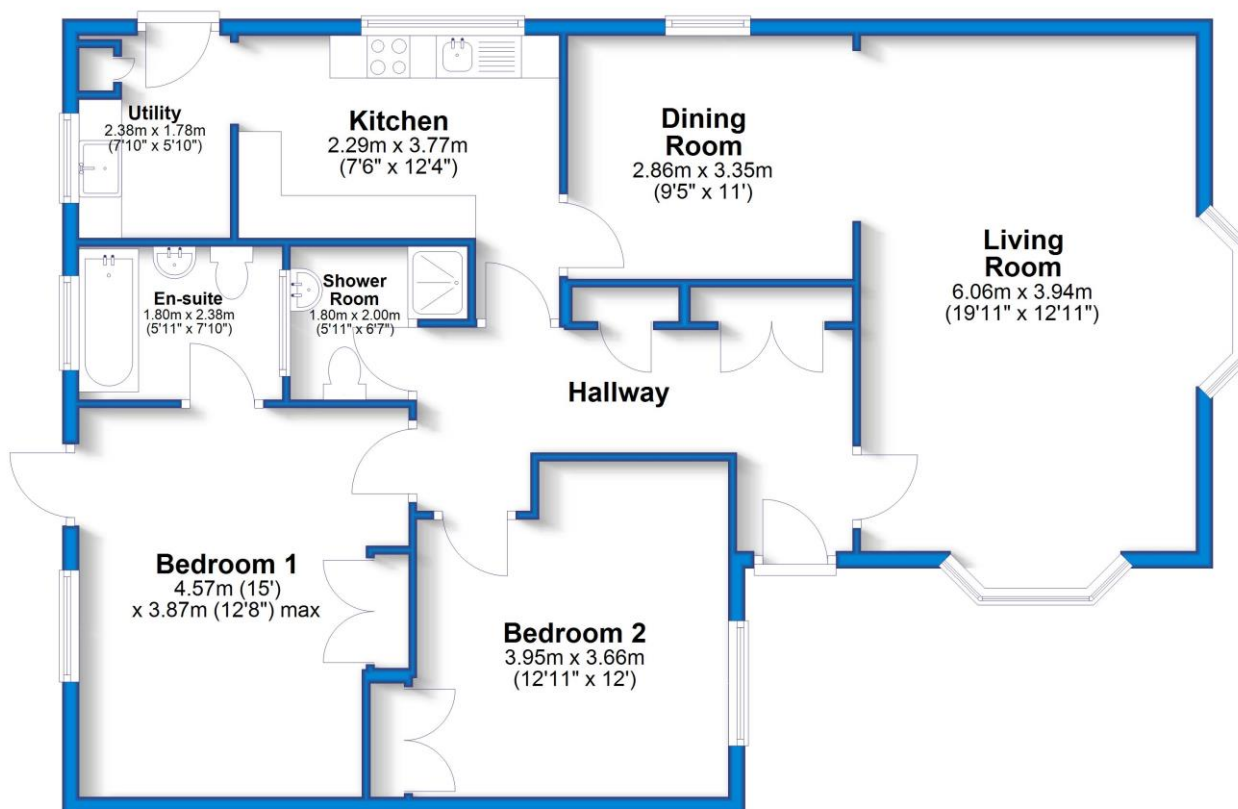
# Floor Plan



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## Ground Floor

Approx. 111.8 sq. metres (1203.5 sq. feet)



Total area: approx. 111.8 sq. metres (1203.5 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Key Features:

- EPC RATING D
- QUIET CUL DE SAC LOCATION
- LARGE LIVING AREAS
- EN-SUITE TO MASTER
- PRIVATE GARDEN



## 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.



200+ 5 star Google Reviews



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

