

# Carlton Road, Littleover

aksresidential.com

£290,000



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This property at a glance:



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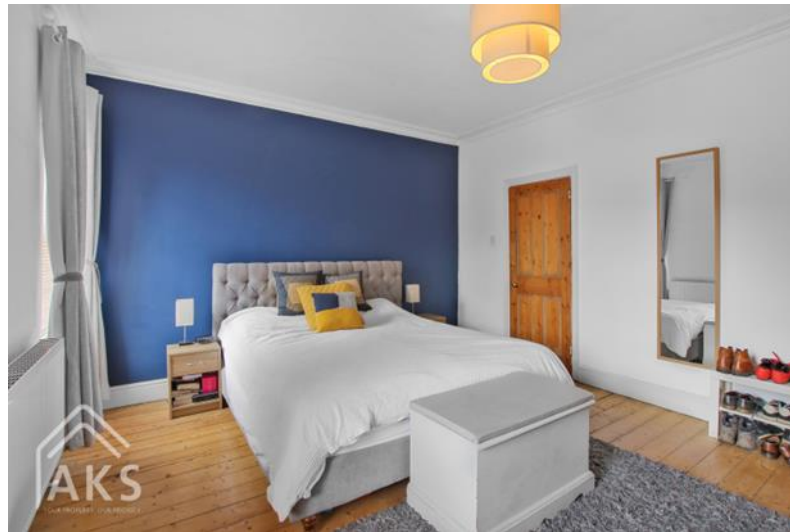


Watch the video





# Carlton Road, Littleover



## Jodie says:

"I love this home, it's full of character and original features! The stained glass window in the door leading from the porch to the hallway is beautiful. It has two fantastic sized reception rooms, the front room has a feature fireplace, a bay window, and double doors opening up into the second reception room. The kitchen is a great space, with white gloss units, plenty of counter top space as well as room for all of your under counter appliances! This then flows seamlessly into a spacious dining area. A really versatile space with doors out onto the lovely garden. Upstairs the character continues with a stained glass window in the landing ceiling. The bedroom sizes are fantastic with three really generous double bedrooms! There is a family bathroom, as well as a family shower room too!

Both with a toilet and sink, making getting ready really convenient for the family. The garden is just as charming as the house, it feels open and has a lovely raised patio area with room for a large outdoor dining set. There's artificial lawn for easy maintenance and beautiful mature borders adding a pop of colour. The property is close to the city centre and within walking distance to shops! Whether it's your first house or family home, this will make a great purchase!"

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## Did you spot...

This spacious home is within walking distance of Derby City Centre



## A message from the seller:



"We've loved living in this house for the last 10 years and making it a family home. The location near to town, parks, Littleover village and the hospital, as well as good road and bus connections means it has everything you could need easily on its doorstep. We particularly love all the period features and spacious feel of the rooms. It will be a wrench to leave, but the time has come for our family to move somewhere different. We hope the new owners will love it as much as us and have many happy years here".

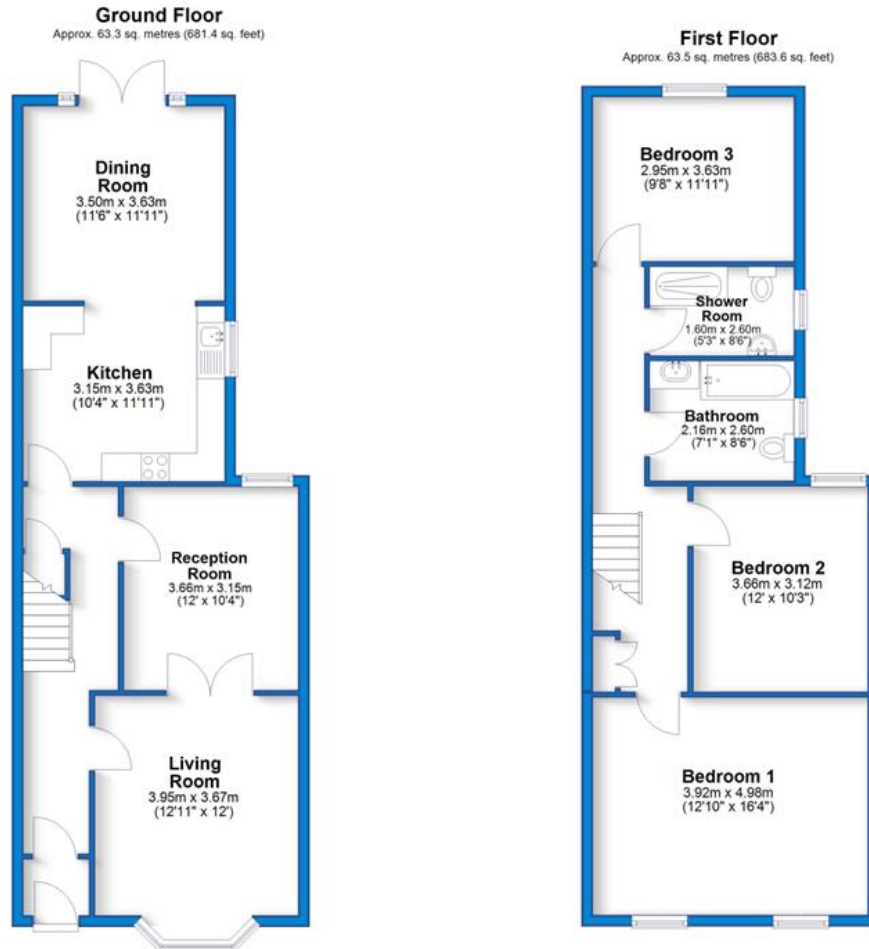
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# Floor Plan

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Total area: approx. 126.8 sq. metres (1365.0 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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300+ 5 star Google Reviews



## Key Features:

- 3 DOUBLE BEDROOMS
- SPACIOUS DOWNSTAIRS LIVING
- BEAUTIFUL ORIGINAL FEATURES THROUGHOUT
- SEPERATE SHOWER ROOM AND BATHROOM
- CLOSE TO DERBY CITY AND LOCAL LITTLEOVER AMENITIES
- EPC - E



## About the area:

This house is in a fantastic location, within walking distance to Derby City Centre and close by amenities. Royal Derby Hospital is under a mile away, and there's a GP surgery within walking distance.



## Schools:

The Primary school catchment is Dale Community Primary School just 400 yards away. The secondary school catchment is Littleover Community School.



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

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

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



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