

Offers in excess of  
£290,000



This property at a glance:



Watch the video



# Barden Road, Littleover



## Mikaela says:

"This is just the ideal home for a growing family and its deceptively spacious! Downstairs, there's a study which looks out to the front which is ideal for today's 'work from home' lifestyle. You then head past a handy guest WC and hallway storage on your way to a beautiful and cosy kitchen diner. There's plenty of cupboard space, integrated appliances and worktop space. The current owners have even incorporated a snug space making it a really great hub of the home."

The garden can be seen through the lovely double doors out from the kitchen. It's a great size and barely overlooked. The master bedroom with its en-suite is on the middle floor along with a light and bright living room space! The two further double bedrooms are on the top floor along with the family bathroom. My favourite thing about this home is the layout. Having the bedrooms over 3 floors means they're so spacious and each bedroom is right next to a bathroom which is really handy. The location is the icing on the cake here. Highfields is very popular with its amenities, schools and access to major road networks. We're certain this will make an ideal family home!"



# Barden Road, Littleover



Did you spot...

This beautiful family home has a downstairs study



## A message from the seller:

"Welcome to our home! Whilst we are very excited about the new adventure that lies ahead, leaving our house will bring a range of emotions. This house is our very first owned property and has seen many wonderful family memories, from us getting married and the birth of our son and watching our eldest daughter grow from playing in the local parks to her now calling on all her friends around the estate. The house is perfectly situated for lovely walks with the pushchair and being really convenient to get to major roads. The neighbours are all lovely, and you will ensure to be welcomed!"

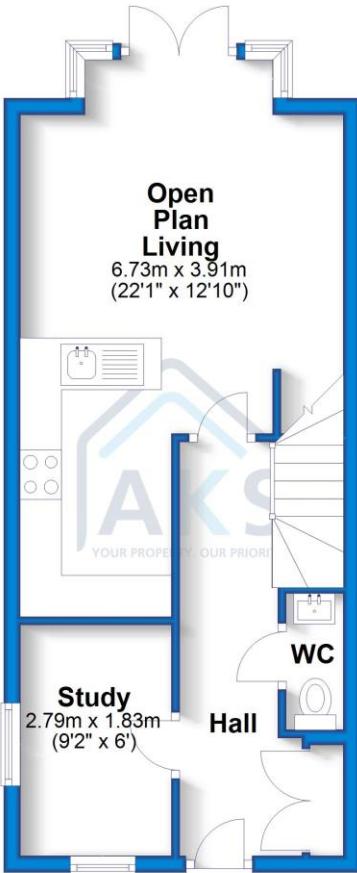
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# Floor Plan

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[aksresidential.com](http://aksresidential.com)

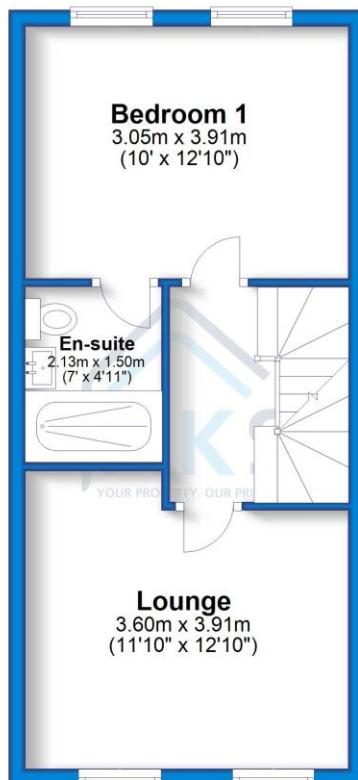
## Ground Floor

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



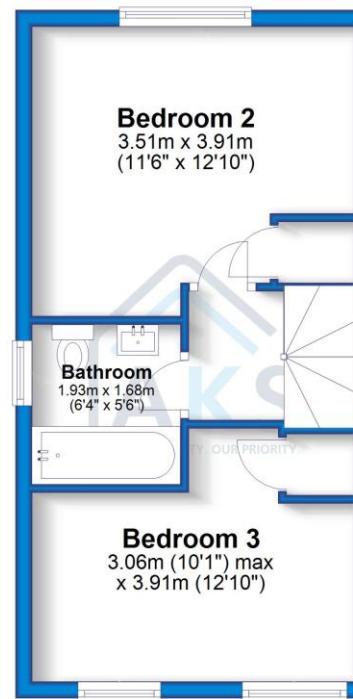
## First Floor

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
Very energy efficient - lower running costs			
(92+)	<b>A</b>	95	
(81-91)	<b>B</b>	84	
(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>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Barden Road, Littleover

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## Key Features:

- 3 STOREY, 3 BEDROOMS
- POPULAR LOCATION CLOSE TO AMENITIES
- SPACIOUS BEDROOMS
- KITCHEN DINER
- DOWNSTAIRS STUDY
- 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. 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.



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



## Schools:

Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover.

