

Elvaston Drive, Littleover

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Offers in excess of
£280,000



This property at a glance:



1



3



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2



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Watch the video



Elvaston Drive, Littleover



Mikaela says:

"This is a beautiful spacious family home in a really great area! Outside there's a tandem double driveway and single garage. Downstairs, there's a lovely kitchen diner with integrated appliances. The current owners have installed some fantastic bench seating which provides storage (who doesn't love extra storage!) to fit alongside a large family dining table, making this a well thought out and social family space. The garden, that can be seen from the patio doors in the kitchen is a great space and much larger than you'd expect. There's a large decking area and the rest of the garden is mainly laid to lawn with some patio space too, a really great outdoor space with lots of potential. Downstairs there's also a guest WC which is always useful, some hallway storage and a study which looks out to the front, which is ideal for today's 'work from home' lifestyle. However that could be also used as a 4th bedroom, so the home is really versatile! The master bedroom with its en-suite is on the middle floor along with a light and bright living room space, all tastefully decorated. The two further double bedrooms are on the top floor along with the family bathroom. Both of the top floor bedrooms have storage too and there's skylights flooding the rooms with natural light. Personally, a 3 storey home is my favourite style, the bedrooms are often more spacious and the living space can be spread out more too. Not to mention this versatile layout! The location has got to be my favourite thing about this home. Highfields is very popular with its amenities, schools and access to major road networks. The next family will benefit in many ways from this great home!"



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Did you spot...

This beautifully presented home has a study space/potential 4th bedroom



A message from the seller:

"Welcome to our house, we have spent 8 great years here and due to the arrival of our son we want to move closer to our family network. We have loved living in this home as it's close to local amenities, parks, driving distance to Mercia Marina and the lodge bar/restaurant has been great, especially in the summer. We hope you will love it here as much as we did!"





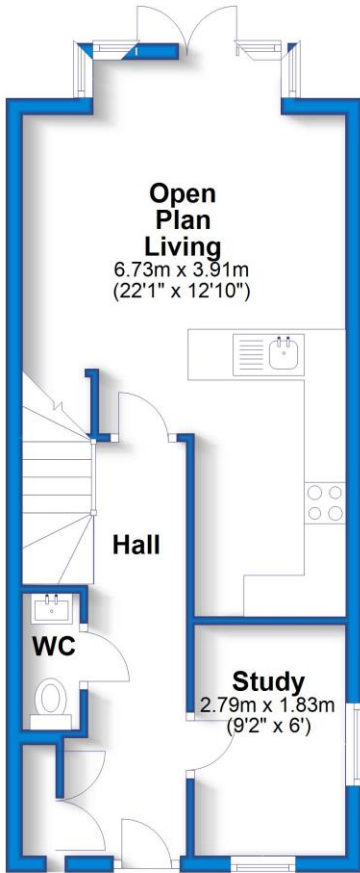
Floor Plan



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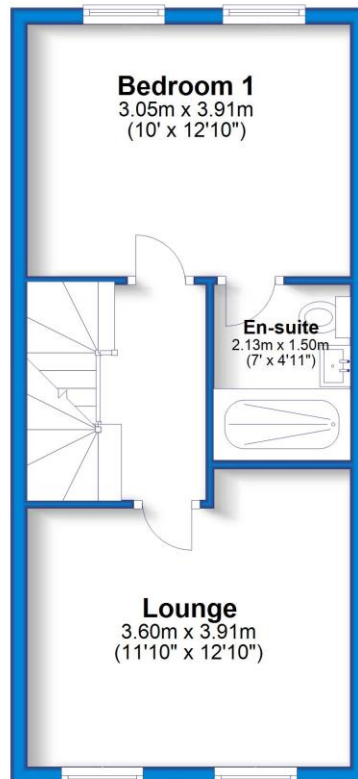
Ground Floor

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



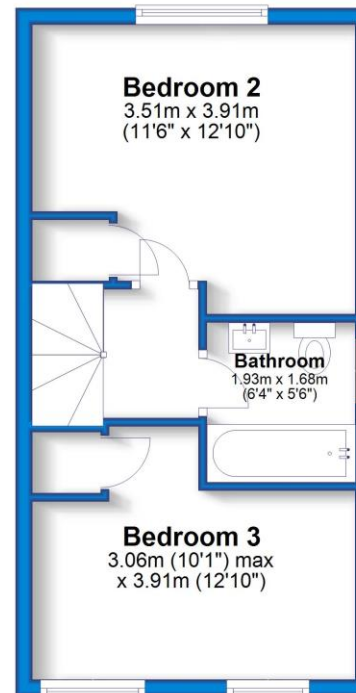
First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



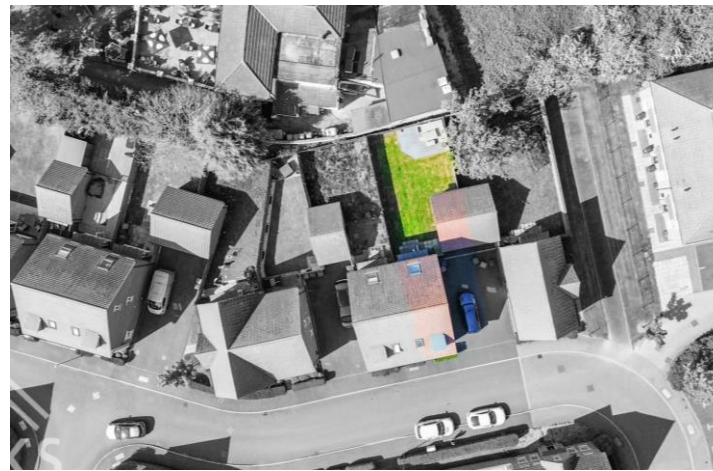
Second Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Energy Performance Certificate

Total area: approx. 102.1 sq. metres (1099.3 sq. feet)



Key Features:

- 3 STOREY, 3 BEDROOM HOME
- EPC RATING B
- DOWNSTAIRS STUDY/POTENTIAL 4TH BEDROOM
- VERSATILE LAYOUT
- KITCHEN DINER
- CLOSE TO AMENITIES IN A POPULAR LOCATION
- SINGLE GARAGE WITH TANDEM DRIVEWAY PARKING



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 **Mikaela** call **01332 30 30 30**

[Click here](#) to view the property video.

