

Compton way, Littleover

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Offers over
£375,000



This property at a glance:



1



4



3



2



B



Watch the video



Compton Way, Littleover



Sam says:

"I love the position of this home, it is tucked away at the end of a private driveway and has a fantastic outlook to the front, it is surrounded by greenery which is quite a rare bonus. The kitchen diner is a great space with an area of floor to ceiling windows and french doors that brings the outside indoors! Something that really stood out to me was how light and bright the whole house is with lots of windows throughout. I also think its very rare to find a home with four really spacious double bedrooms, this house is definitely worth viewing as it has everything any family could want or need"



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Compton Way, Littleover



Did you spot...

The dual aspect windows throughout?



A message from the seller:

We have loved our 4 years living in this Compton Way home, as the only owners buying it new in 2019. Working as doctors we frequently have to relocate for training opportunities and sadly have had to leave our home behind, otherwise we would have liked to keep it. The house itself has a large garden which we loved for entertaining in summer, with a well thought out layout for garage use as well as patio doors. As it was built recently, the house is incredibly well insulated and so the house retains heat well; as a result we wouldn't put the heating on until January saving us a lot of money on energy bills.





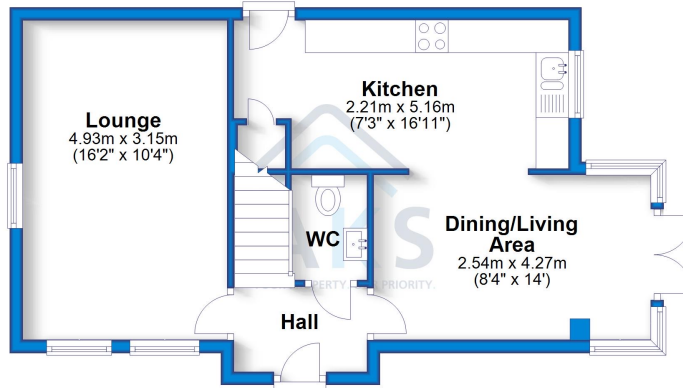
Floor Plan



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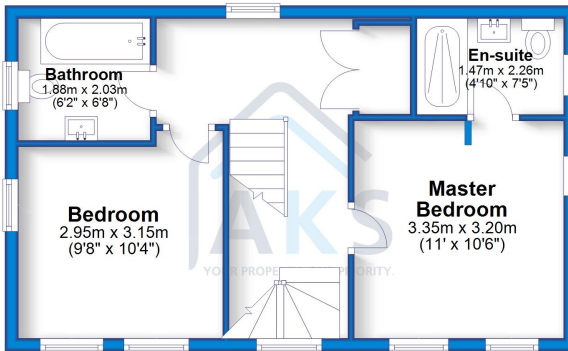
Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



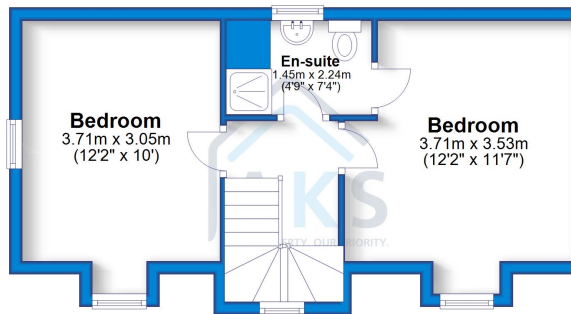
First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Second Floor

Approx. 33.5 sq. metres (361.1 sq. feet)

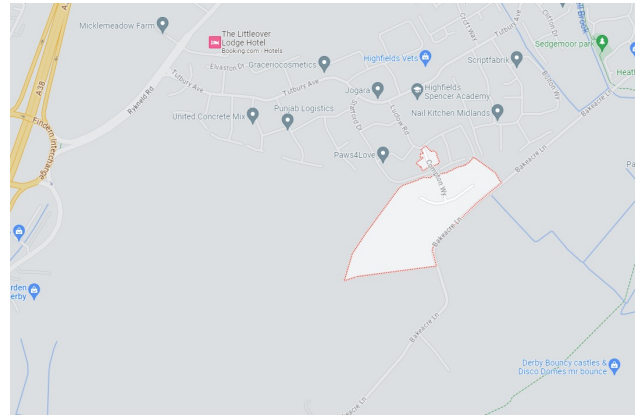


Total area: approx. 120.3 sq. metres (1294.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- Great location
- Lovely views to the front
- Driveway and garage parking
- Dual aspect windows throughout
- EPC rating B
- Four double bedrooms



About the area:

Highfields is a popular area of Littleover with easy access to a wide array of local amenities. For families, this is an ideal location, with quick access to footpaths around the estate and to Heatherton Pond which has beautiful scenery. Also, within walking distance there is a local Co-op, the local doctors, a number of food takeaways and bus stops taking you into Derby Town Centre. For commuters it is less than a 5-minute drive to the A38, leading towards the A50, Royal Derby Hospital and the City Centre. Also within a 5 minute drive there is a larger Co-op supermarket, a local bakery, petrol station and other amenities in Littleover Village.



Schools:

The attraction to this area comes from the school catchments with Griffie Field Primary School, Derby Moor Academy and Littleover School catchment areas all falling within areas of Highfields Village



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

