

Frampton Gardens, Littleover

aksresidential.com

Offers in excess of
£340,000



This property at a glance:



2



3



1



2



0



Watch the video



Frampton Gardens, Littleover



Mikaela says:

"What a lovely home! Firstly, it's in a great spot, on a quiet cul-de-sac and within the desirable Griffield and Littleover school catchment, as well as being close to Littleover amenities. Heading inside there's a handy porch and a guest WC that's recently been re-done so looks really modern. The living room is a good size and really cosy with lots of natural light from the big bay window. This then leads on into a bright and modern kitchen/dining area, opening up into what was once the garage, but is now a great extra social/snug space, so lots of room for the family to be together. There's even a nice bright conservatory too. Upstairs, there are two really good double bedrooms and a generous single, as well as a really modern family bathroom with modern fixtures and stylish grey tiles. Outside, the garden is essentially a blank canvas, so plenty of potential to make it just how you'd like it. There's lots of lawn and some patio space, but most notably in the garden is how nice and quiet it is. Backing onto the fishing lake means that all you can hear is the birds singing and the wind blowing through the trees. Not to mention adding lots of privacy as the garden is barely overlooked. This would make a fantastic family home."



Frampton Gardens, Littleover



Did you spot...

This lovely 3 bed family home backs onto a fishing lake



A message from the seller:

"Welcome to our wonderful family home. We bought this house in 2003 as a young couple as we absolutely loved it. It was the only house we viewed and we put an offer in straight away! It had nothing to do with the fact that a pub and Indian restaurant are within 5 mins walking distance. We have loved living here and enjoyed raising our lovely family. We have so many amazing memories here but the time has come for a change! We will be so sad to leave but will take great comfort in the fact that others can create wonderful new memories here."





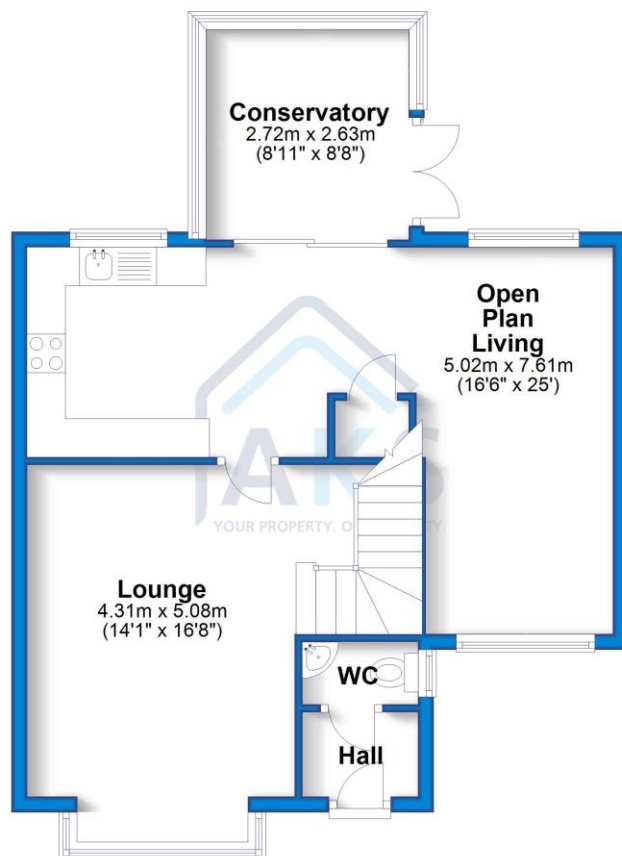
Floor Plan



aksresidential.com

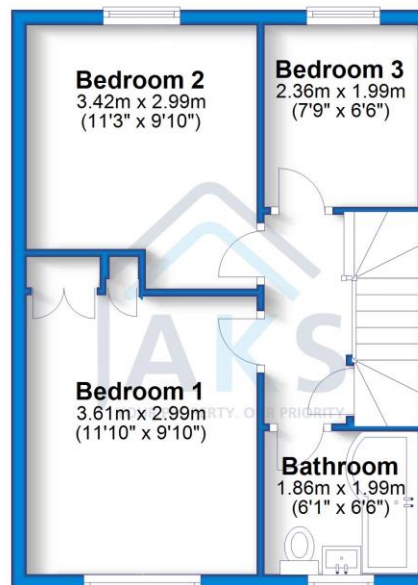
Ground Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)



Energy Performance Certificate



Key Features:

- CONVERTED GARAGE
- BEAUTIFUL VIEWS OVER A FISHING LAKE
- QUIET CUL-DE-SAC LOCATION
- TANDEM DOUBLE DRIVEWAY
- FITTED WARDROBES TO MASTER
- PRIVATE GARDEN



About the area:

Heatherton Village 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 Heatherton Village.



200+ 5 star Google Reviews



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

