

# Field Rise, Littleover

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Offers in excess of  
**£325,000**



This property at a glance:



1



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3



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## Sam says:

"This is a fantastic bungalow that's really versatile! The current porch area could even be a fourth bedroom if you decided to pop the front door back into its original place on the side of the home. It's such a light and bright home all the way through. The bedrooms are a fantastic size, with both the master and second bedroom benefitting from fitted wardrobe space. There's a main bathroom as well as a separate shower/wet room which is really handy. There's a cosy and welcoming living room which leads through into a gorgeous light and bright conservatory, offering so much living space! The kitchen diner has been extended so is a great size. There's plenty of countertop and cupboard space, as well as room for appliances and a generous dining space. To the front, there's driveway parking for at least 3 vehicles and the south facing back garden is just wonderful. There's a large patio area, plenty of grass and space for sheds too. It feels private and is a real suntrap! This property would make a fantastic home not just for someone looking for single floor living, but a family home too with it being so versatile. We love this bungalow and we think you will too!"



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## Did you spot...

The lovely French doors leading onto the back patio?



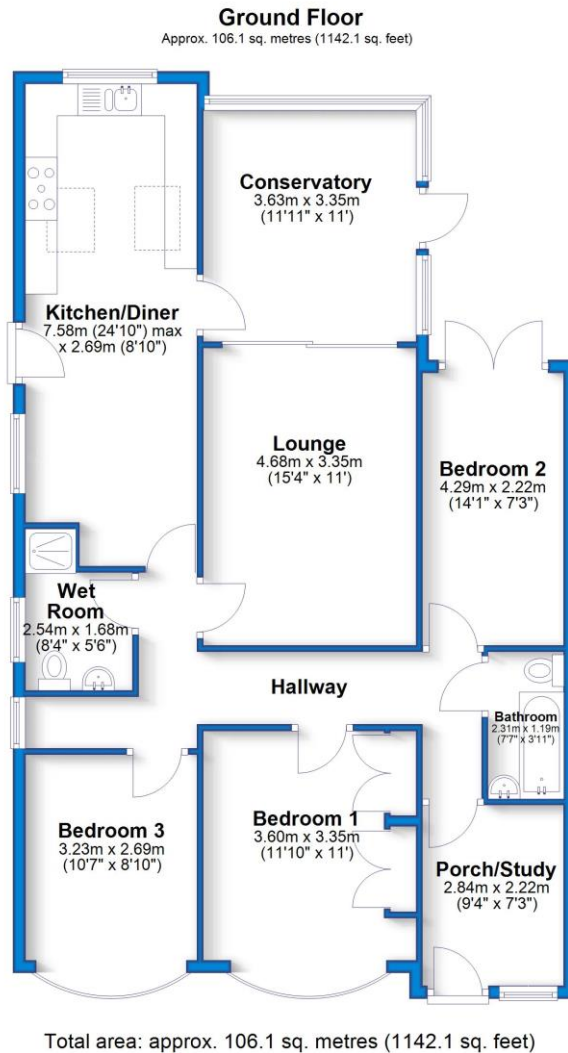
## A message from the seller:

*"We lived on Field Rise for almost 30 years, it's a lovely neighbourhood, with friendly people and being pet friendly was important for us, for our cats. It's a great location for local shops, including Littleover village, the local bus service is reliable and there are a number of groups running in the local community which we really enjoyed and made lasting friendships."*





# Floor Plan



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## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





## Key Features:

- THREE DOUBLE BEDROOMS
- EPC RATING D
- LARGE KITCHEN DINER
- CONSERVATORY
- POPULAR LOCATION
- EXTENDED
- NO UPWARD CHAIN



## 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:

Griffith Primary School is in the vicinity, with the secondary school being Littleover Community School. It is also very close to the independent schools, Derby High and Derby Grammar school.



200+ 5 star Google Reviews



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

