

# Tutbury Avenue, Littleover

aksresidential.com

£345,000



This property at a glance:



1



4



2



3



B



Watch the video





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## Sam says:

*"The first positive I noticed about this home is how lovely and bright the whole house is, it is completely flooded with natural light. The hallway is welcoming and bigger than average for this size of home. The lounge sits to the front and has a lovely large bay window overlooking the green! The modern kitchen diner allows for entertaining and socialising having a large space for a dining table and chairs, patio doors that open up onto the private garden and plenty of space to prepare and cook meals. The dining area also benefits from a large under stairs storage cupboard. Upstairs the light continues to flood through, having a large window on the stairs. Bedroom one is a great size with plenty of room for wardrobes and it benefits from an en-suite shower room. There is a further double bedroom and two generous single bedrooms. The family bathroom is modern and spacious. Outside, the current owners have made a lovely serene garden space, it is private and not overlooked at all which is unusual for a new build property! There is driveway parking for 2-3 cars and a single garage. We think this is a wonderful family home, in a fantastic area, close to schools and amenities."*



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## Did you spot...

This beautifully presented 4 bed house overlooks a lovely green space



## A message from the seller:

*"We have loved living here and we have seen the house built from the first brick. We moved here to be near our son's school. He is at university now. It is a great estate and we have a lovely outlook. We hope whoever buys the house enjoys living here as much as we have."*







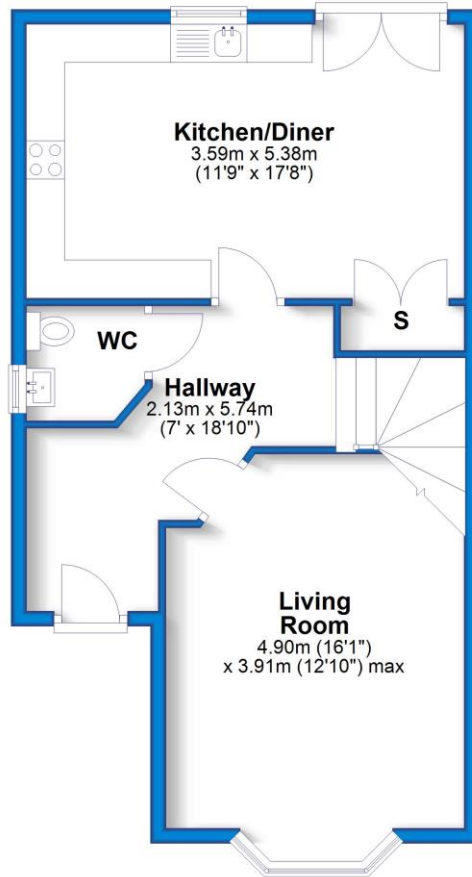
# Floor Plan



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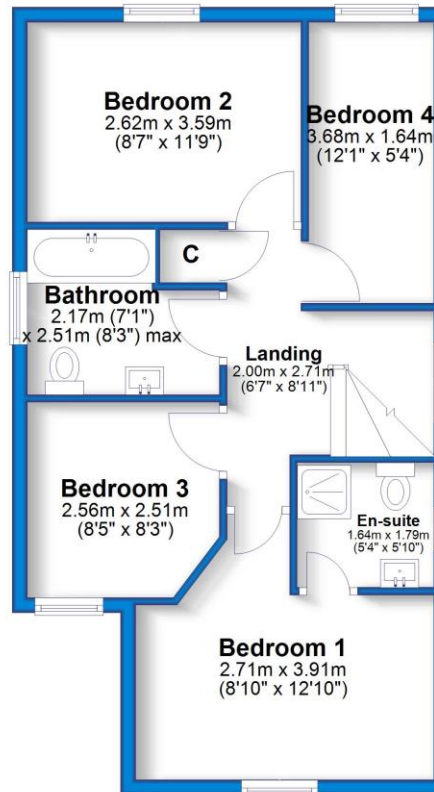
## Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



## First Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



Total area: approx. 103.7 sq. metres (1116.6 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	82	
(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	



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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



## Key Features:

- FANTASTIC LOCATION
- GREAT OUTLOOK OVER A GREEN TO THE FRONT
- GARAGE AND DRIVEWAY PARKING
- SPACIOUS ROOMS THROUGHOUT
- EN-SUITE TO MASTER BEDROOM
- 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. 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.