

Kernel Close, Littleover

aksresidential.com

£550,000



This property at a glance:



2



5



2



4



C



Watch the video



Kernel Close, Littleover



Sam says:

"This home is pretty unique and has a fantastic feel about it, the ground floor flows really well for family life, there is currently a downstairs bedroom with a shower room but could be used as anything that works for you. The lounge is a lovely bright space having sliding doors onto the garden and a great view of the park behind. The breakfast kitchen runs from the front to the back of the house and has a breakfast bar with a granite worktop and a wine fridge and freezer underneath. The conservatory is an added benefit and can be used as a dining area or another reception room. Upstairs three of the bedrooms have their own en-suite working perfectly for a large family. The utility room is upstairs and i think this is a fantastic idea and incredibly practical. The master bedroom is the real special part of the home, having a walk in wardrobe, an en-suite and a spiral staircase down to the garden! The garage has been converted and is currently being used as a gym. The garden is low maintenance having artificial grass and block paving but is a wonderful place to sit overlooking the park! This home really is special and is in a really sought after part of Littleover!"



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Did you spot...

The spiral staircase from the master bedroom to the garden?



A message from the seller:

"We have been living here for the past 10 years. The best things we love is our garden overlooking the park and we are within walking distance to school. Children enjoy playing in the park and having our own personal access is a bonus! We have good neighbours and we all get on really well. We hope another family will be as happy here as we have been"





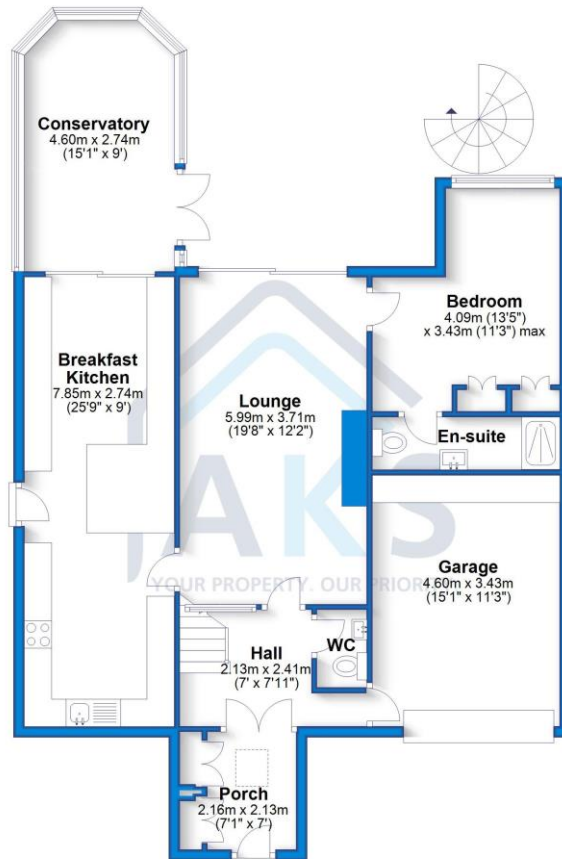
Floor Plan



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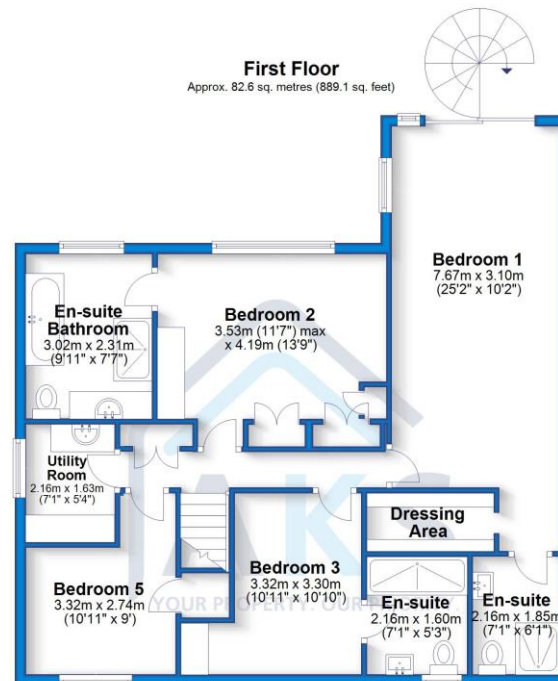
Ground Floor

Approx. 102.0 sq. metres (1098.2 sq. feet)



First Floor

Approx. 82.6 sq. metres (889.1 sq. feet)



Total area: approx. 184.6 sq. metres (1987.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	72	
(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		



Key Features:

- CUL-DE-SAC LOCATION
- FANTASTIC FAMILY HOME
- FOUR BATHROOMS
- BEAUTIFUL PARK VIEW TO THE REAR
- CONSERVATORY
- DOWNSTAIRS BEDROOM WITH SHOWER ROOM
- CONVERTED GARAGE
- EPC RATING C



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. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. 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:

Carlyle Primary School and St.Peters Church of England Junior Academy are in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover.



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

