

Hopton Drive, Littleover

aksresidential.com

£220,000



This property at a glance:



1



2



1



2



B



Watch the video



Hopton Drive, Littleover



Mikaela says:

"This is a fantastic modern home and it's in a great spot! The cul-de-sac location close to a park and a walk is great if you have children or dogs. Plenty of amenities are within walking distance too. What's particularly useful is the side by side driveway parking which you wouldn't usually expect from a 2 bedroom home. Inside, the hallway is bright and welcoming and flows into a neutral living room that has some under stairs storage and doors out onto a low maintenance and south facing garden. In the garden there's a patio, lawn space with a shed included. Back inside, the kitchen is a great space, all of the appliances are integrated and it's another neutral room which a new owner could easily put their own stamp on. Upstairs, both of the bedrooms are great size doubles with the master having a storage cupboard too. My favourite room upstairs has got to be the bathroom. I love the modern feel with the dark grey and light grey tiles!"



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Did you spot...

This 2 bed semi-detached property is located in a quiet cul-de-sac and close to parks and green space.



A message from the seller:

"Welcome to the house! I have owned the house over seven years and have come to end of a chapter and sad to see the house go. It's close to A38 and A50 ,easy access into Derby city centre and shops in areas in nearby communities. There's a Bus Route practically on the doorstep too! It's a close street where neighbours are friendly and everyone looks out for each other. I'm 100% certain you will enjoy your time here."





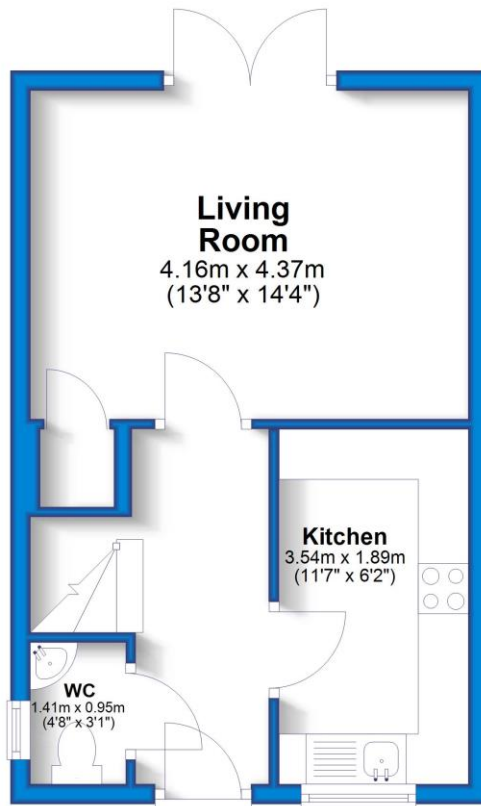
Floor Plan



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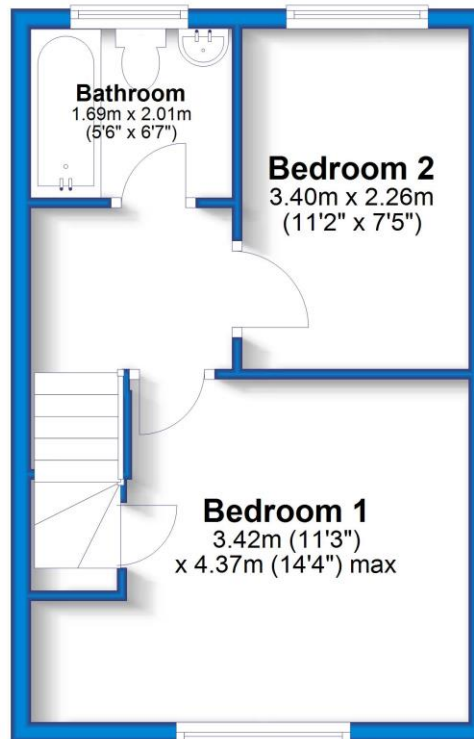
Ground Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 60.5 sq. metres (651.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



Key Features:

- EPC RATING B
- SIDE BY SIDE DRIVEWAY PARKING
- SOUTH FACING GARDEN INCLUDING SHED
- TWO DOUBLE BEDROOMS
- CLOSE TO WALKS, GREEN SPACE AND A PARK



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:

Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover.