

Rossington Drive, Littleover

aksresidential.com

£260,000



This property at a glance:



1



3



1



2



D



Watch the video



Rossington Drive, Littleover



Sam says:

"The first thing you notice about this house, it how peaceful and quiet the cul-de-sac is as you drive in. As you step through the front door, you've got convenient access to the downstairs WC and the lounge. The lounge is a fantastic size, with it's modern feature wall creating a great focal point, this is a lovely space to relax. The staircase sits within the room, leading up to the first floor and adding to the character of the space.

Flowing from the lounge, you enter the kitchen and dining area. The dining space is both functional and inviting, with plenty of room for a dining table and chairs, and french doors that open out onto the patio—perfect for blending the indoor and outdoor space. The modernised kitchen has space designed for a fridge freezer, washing machine, as well as having an integrated oven, hob and dishwasher, all with a lovely view overlooking the back garden. Heading upstairs, the master bedroom is a really spacious, with mirrored sliding wardrobes, which can remain if you wish. Bedroom two is another generously sized room, while bedroom three is a well-proportioned single room, ideal for a home office or nursery. The family bathroom is modern and practical, featuring a bath and shower overhead. Being the end plot, the garden is a great size! The first part of the garden is the patio area, a great space for seating. There's also plenty of lawn space to enjoy with stepping stones leading you to the storage area at the rear. I think this is a really lovely space".



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Did you spot...

This lovely 3 bed end of terrace is in the catchment area for Littleover School



A message from the seller:

"Welcome to our home. We have lived here for 12 years, it's a lovely street. Quiet but also close to local amenities. We chose to live here due to its transport links and the closeness to local services, supermarkets and the hospital for work. We also have nice walks with a duck pond not far away and also good cycle rights. Due to the end plot nature of our home we have a lovely garden with mature plants. There is also a double driveway. We are selling due to a move into a smaller property in Derbyshire county. The time has come to sell up and downsize. We will be sad to leave our neighbours but its time to move on and start a fresh".

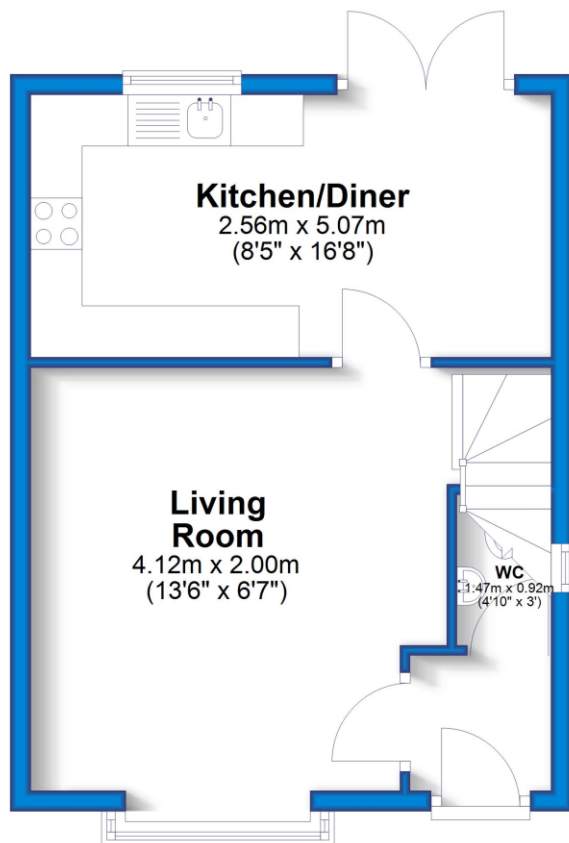




Floor Plan

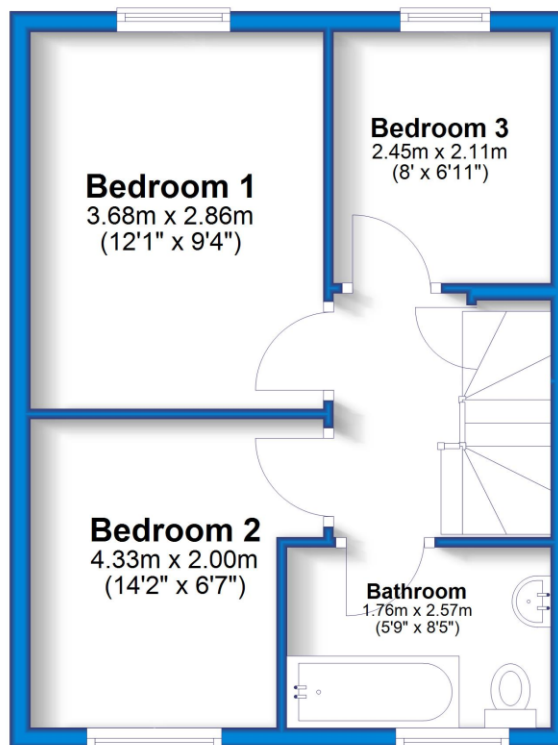
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 72.2 sq. metres (776.7 sq. feet)



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Energy Performance Certificate

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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



Key Features:

- 3 BEDROOM, END OF TERRACE HOUSE
- TANDEM DOUBLE DRIVEWAY
- MODERNISED KITCHEN/DINER
- QUIET CUL-DE-SAC LOCATION
- EPC RATING D



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.



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

