

Field Rise, Littleover

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Offers in excess of
£365,000



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This property at a glance:



Watch the video



Field Rise, Littleover



Mikaela says:

"What a beautiful and spacious family home! The benefits start from the front with it's impressive kerb appeal, plenty of parking and garage for storage! Inside, the hallway is bright and welcoming and leads you through into a modern kitchen with attractive grey shaker cupboards and a 5 ring gas hob. The real selling point down here though, is the amount of family living space offered by the living room diner and the additional reception room. What beautiful spaces these are! The living room has lots of room for large furniture items and really brings the family together with a spacious dining area and doors out onto the lovely garden. The further reception room is a versatile space, currently used as a playroom but could be anything you wish it to be! There's doors out to the garden from here too. Upstairs, bedroom 1 is a great space with plenty of fitted wardrobes and a good sized en-suite. There are 3 further bedrooms which consist of two further doubles and a fair sized single room. The family bathroom is a modern space with a shower over the bath which is a handy feature! Outside, the lovely features of this home continue. The garden is well thought out, with artificial lawn for easy maintenance, a beautiful decked pergola and patio area to enjoy outdoor dining, and a barked area for play."



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Did you spot...

This beautiful family home has 2 downstairs reception rooms



A message from the seller:

"Welcome to our family home, we have had many lovely years as a family in this house, with 4 boys growing up enjoying the extra space downstairs has to offer, especially the playroom, going to the local parks and only being a short walk from their schools. We will hugely miss this house but will remember our lovely memories and we are looking forward to a new adventure! We are certain you'll love living here!"

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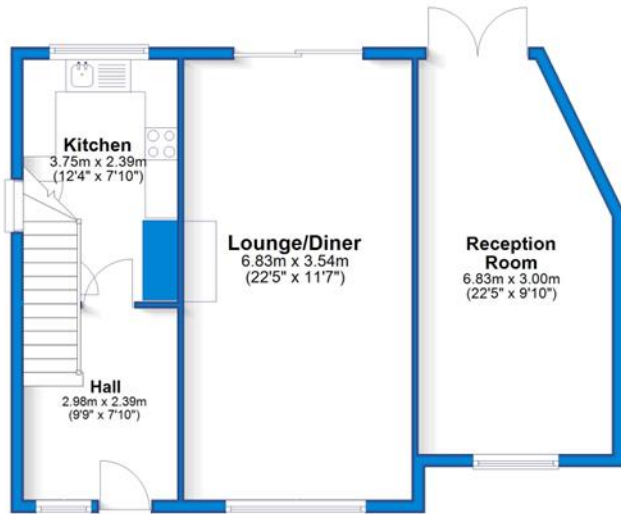


Floor Plan

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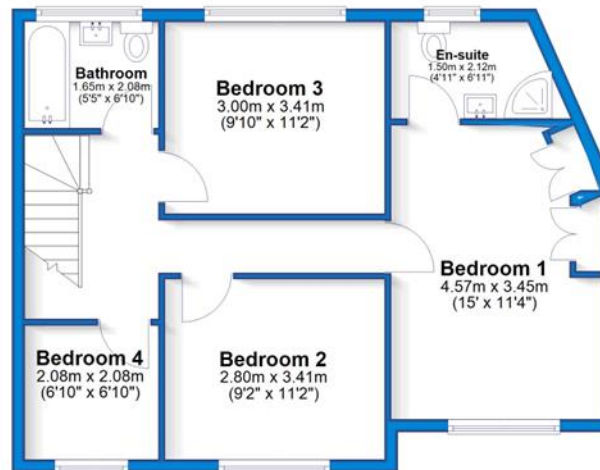
Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



Total area: approx. 116.0 sq. metres (1248.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(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	

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Key Features:

- LARGE DRIVEWAY
- SPACIOUS LIVING THROUGH DINER
- SECOND RECEPTION ROOM
- MODERN KITCHEN
- EPC RATING C
- EN-SUITE TO BEDROOM 1



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.



300+ 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



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