

West View Avenue, Littleover

aksresidential.com

£290,000



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This property at a glance:



West View Avenue, Littleover



Jodie says:

“This beautiful home boasts fantastic kerb appeal with it's updated front door and garage door and sits in a sought-after Littleover location. The addition of the front porch offers a practical space for coats and shoes, setting the tone for the thoughtful layout throughout.

Inside, two versatile reception rooms provide flexible living options. The front room is bright and spacious and features a bay window and a feature fireplace, whilst the rear reception room would make a fantastic dining room, with sliding doors opening into a heated and insulated conservatory, perfect for year-round use! To the side, the spacious breakfast kitchen overlooks the beautifully landscaped garden. With ample worktop space and a stylish breakfast bar, it's an ideal spot for both cooking and dining.

There are multiple areas for under counter appliances, making this a really well contained space! A convenient downstairs WC adds to the practicality. Upstairs, you'll find three generously sized bedrooms. Two double bedrooms, one with built-in storage, a further spacious double, plus a well-proportioned single bedroom and a modern family shower room.

Outside, the garden has been tastefully updated with a printed concrete patio and pathway that flows seamlessly to the front of the house. There is also a grassed area making this garden the perfect space for everyone to enjoy. The side path gives access to the front of the home where you have your side by side parking and access to the single garage. For extra storage, the loft is boarded with steps, lighting and double sockets!

This is a truly lovely home, in a great location, perfect for family living.”

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Did you spot...

This lovely family home has 2 downstairs reception rooms



A message from the seller:

"Welcome to my house I have lived here for 26 years as a family home. My love for this house is its near Littleover village shops, The Derby city hospital, St George's Park, 2 mins away. The neighbours are friendly and is a quiet street. Its near Rolls Royce local bus stop to town centre and has 5 schools nearby ideal for a family with pets. The reason for me putting my house on the market is to downsize and move nearer to family."

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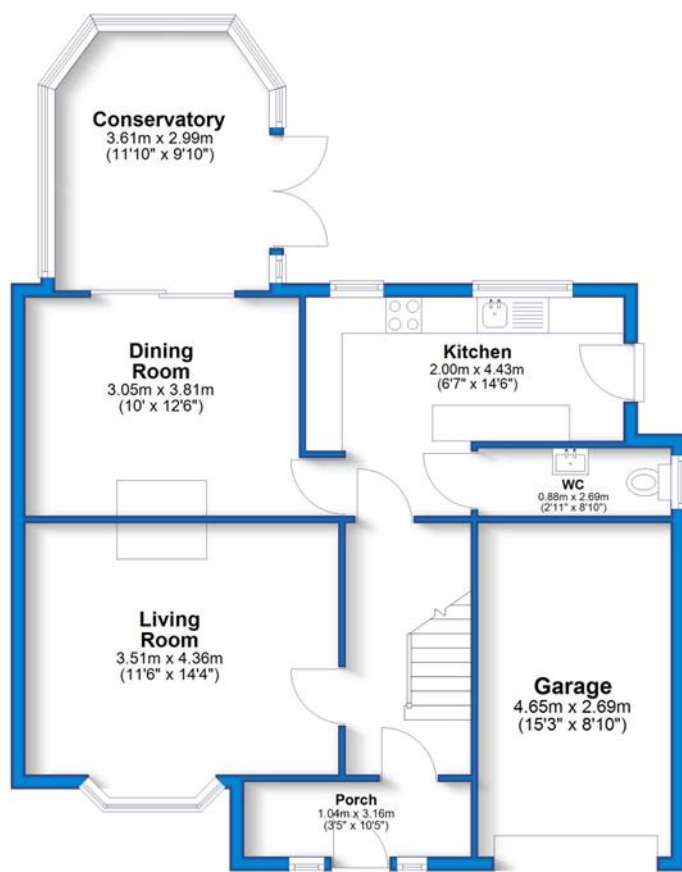


Floor Plan

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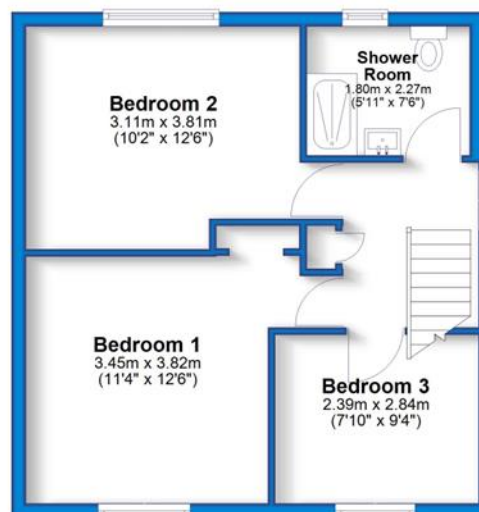
Ground Floor

Approx. 76.0 sq. metres (817.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 117.9 sq. metres (1268.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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:

- 3 BEDROOM SEMI-DETACHED HOUSE
- 2 RECEPTION ROOMS AND BREAKFAST KITCHEN
- CONSERVATORY WITH INSULATED ROOF AND CENTRAL HEATING
- MODERNISED SHOWER ROOM
- SIDE BY SIDE DRIVEWAY AND SINGLE GARAGE WITH ELECTRIC DOOR
- EPC RATING C
- GUEST WC OFF THE KITCHEN



About the area:

A popular suburb of Derby, Littleover has plenty of local amenities around, including 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, St Georges R.C primary and Ridgeway Infants are in the vicinity, with the secondary school being Derby Moor Academy.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video



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