



£225,000

2 Bedroom Semi-Detached House for sale
7 Oakham Road, Littleover, Derby





Overview

BOOK YOUR VIEWING 24/7 VIA OUR EWEMOVE WEBSITE! - Perfect for first-time buyers looking for comfort, convenience and a touch of contemporary style, this recently built two-bedroom semi-detached home sits on the ever-popular Highfields estate in Littleover.



Key Features

- BOOK YOUR VIEWING 24/7 VIA OUR EWEMOVE WEBSITE!
- Ideal for the First Time Buyer
- Private Driveway for Two Vehicles
- Well Presented Throughout
- Open Plan Living Space
- Entrance Hall, Fitted Guest Cloakroom, Utility Cupboard
- Two Double Bedrooms
- Ensuite + Family Bathroom
- Close To Amenities, Co-Op & Primary School





Thoughtfully designed and beautifully maintained, this home offers light-filled open-plan living, a private garden retreat and excellent access to local amenities.

Step inside and you're welcomed by a bright entrance hall with a handy guest cloakroom and utility cupboard. The heart of the home is the spacious open-plan living area – a relaxed, sociable space ideal for cooking, dining and unwinding. French doors open out onto the rear garden, making it perfect for summer evenings or hosting friends. The modern kitchen features stylish woodblock worktops and plenty of storage, with the staircase neatly tucked away to keep the space open and flowing.

Upstairs, the principal bedroom enjoys its own ensuite shower room, creating a peaceful sanctuary at the end of the day. A second bedroom makes an ideal guest room, home office or nursery, while the main bathroom offers a modern finish.



Outside, the enclosed rear garden is ready for all lifestyles – morning coffee on the patio, barbecues with your friends or simply relaxing on the lawn. To the front, a double-width driveway offers convenient parking for two cars.

The Location

Highfields sits on the southern edge of Littleover, a sought-after suburb with everything you need close by – shops, schools and regular bus links. The estate itself benefits from a nearby parade of conveniences including a small supermarket and a recently built primary school. Excellent transport connections make commuting straightforward, whether you're heading into Derby or further afield.

This is an ideal home for those looking to take their first step onto the property

ladder without compromising on style, space or convenience. Move in, make it yours and enjoy modern living from day one.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

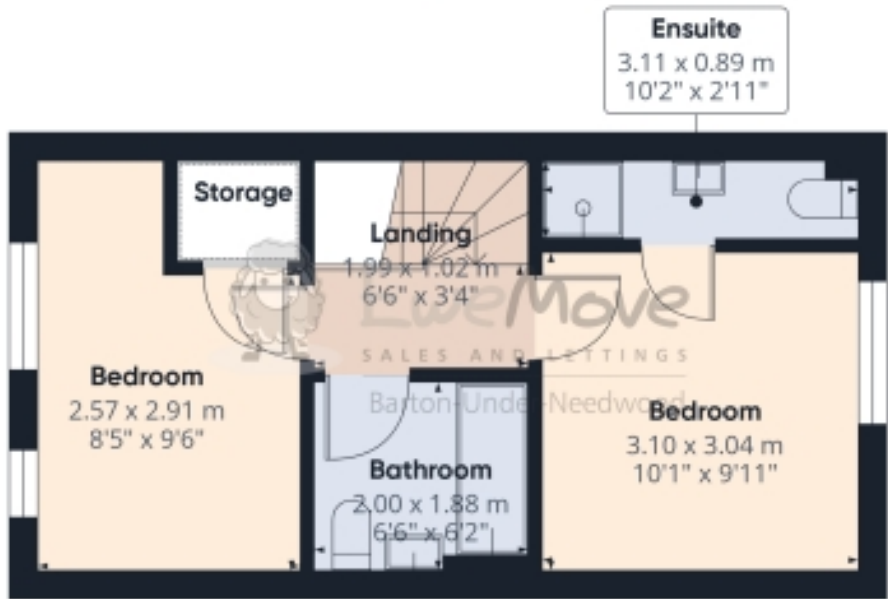
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B.

Council Tax rating: B.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Floorplans



Approximate total area⁽¹⁾

58 m²
625 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFLE360

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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