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Tutbury Avenue
Highfields, Littleover, Derby
£280,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



THREE DOUBLE BEDROOM HOME WITH HOME OFFICE - Built by Miller Homes, this link detached home offers an excellent opportunity for a young family or professionals for a well proportioned home, set within the popular Highfields development on the edge of Littleover.

This property offers a practical layout with entrance hallway, wc and a spacious living dining room with french doors to the rear garden. This property features excellent first floor space with three generous double bedrooms and bathroom. The primary bedroom also offers a contemporary en-suite shower room.

Outside, the rear garden has been landscaped with a lawn and patio area, while a recently added detached home office makes for a great workspace or hobby room. With a driveway, garage, and a most convenient position close to local schools and amenities, this is a home that combines comfort and convenience in equal measure.





The Detail

This property offers a thoughtfully laid-out interior. The hallway provides access to the main living spaces, with a useful downstairs WC and staircase leading to the first floor. At the front of the home is a kitchen fitted with modern units, integrated appliances including a Zanussi oven hob and tall fridge freezer.

To the rear, the spacious open-plan lounge and dining area is bright and comfortable, with French doors opening onto the garden – ideal for entertaining or relaxing. There's also a handy understairs storage cupboard.

Upstairs, you'll find three well proportioned double bedrooms, including a primary bedroom with a contemporary en-suite shower room. The second bedroom features twin windows, while the third overlooks the garden and has potential to add an en-suite if desired. The family bathroom is fitted with a white three-piece suite and wood-effect flooring.

Outside, the property benefits from a driveway and single integral garage with an electric remote-controlled door. The rear garden is well maintained, with a lawn, patio area, and planted borders. A recent addition is the timber-framed garden office – fully insulated and fitted with power, lighting, and French doors – ideal for working from home or use as a hobby space.





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The Location

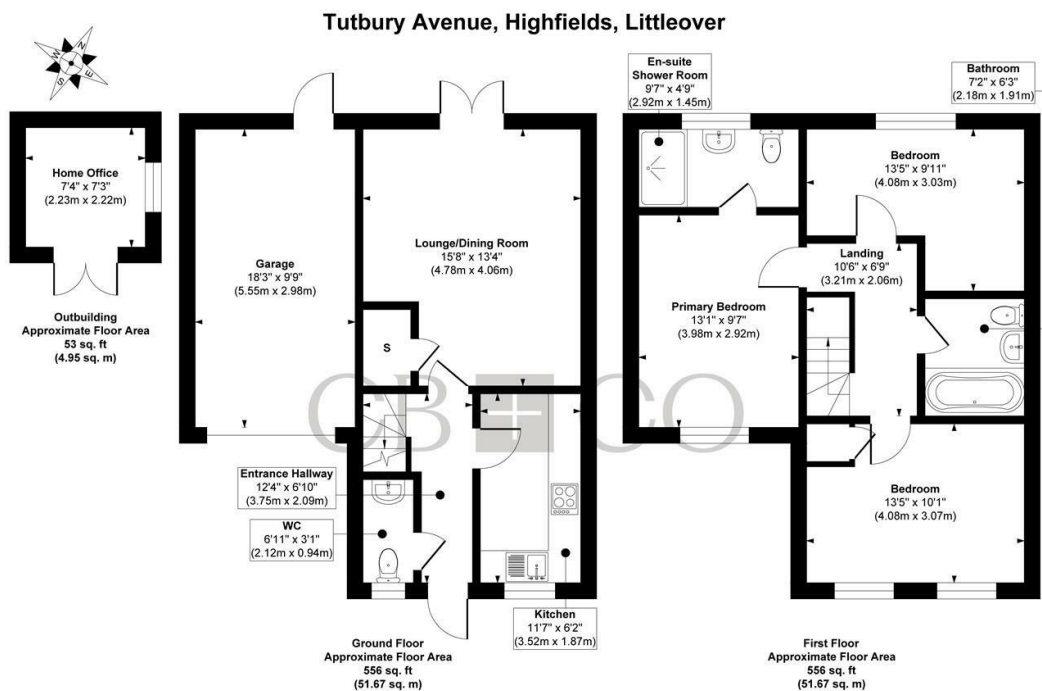
Tutbury Avenue is positioned in a well-regarded part of Littleover, close to everyday amenities and within easy reach of the popular Highfields estate. It's in catchment for both John Port Spencer Academy and the highly rated primary at Highfields Spencer Academy, making it a strong option for families.

The area is well connected, with straightforward access to the A38, A50 and Derby city centre, while regular bus routes serve the surrounding neighbourhoods. Local parks, walking routes and green spaces are close by, and there are a range of supermarkets, cafes and other conveniences just a short distance away.









Approx. Gross Internal Floor Area 1165 sq. ft / 108.29 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Spacious Three Double Bedroom Link Detached Home
- Includes Superb Home Office in Garden
- Ideal for Young Professionals or Young Family
- Set within the Popular Highfields Development on the edge Littleover
- Entrance Hallway, WC, Kitchen & Spacious Living Dining Room
- Three Double Bedrooms & Contemporary Bathroom
- Primary Bedroom with En-Suite Shower Room
- Driveway, Garage & Enclosed Rear Garden
- John Port School Catchment Area
- Close to Excellent Local Amenities & Primary School

Size

Approx 934.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

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