

£280,000



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This property at a glance:



Watch the video



Ivyleaf Way, Littleover



Mikaela says:

“ From the moment I stepped inside this three-storey, three-bedroom home, the ground-floor layout instantly stood out, bright, welcoming and thoughtfully designed. The flexibility here is one of the things I love most; with the third bedroom, utility room and shower room creating a brilliant self-contained space, it works perfectly whether you need a guest room, a home office or a private area for an older child or relative. Having the driveway and integral garage (with its light and power sockets) outside is another huge bonus, making everyday living feel effortless. The large under stairs storage room finishes this floor perfectly.

Heading upstairs, the middle floor has the living room at the front, it's such a bright space, thanks to the Juliet balcony and the extra window. Double doors open into the dining area, where there's another Juliet balcony, and the whole floor flows seamlessly. The kitchen sits just off to the side, with sleek white high-gloss units that give it a clean, modern feel. It's a great floor for entertaining or simply relaxing at the end of the day.

On the top floor, the main bedroom has built-in mirrored wardrobes and an en-suite creating a self-contained, private space to relax and unwind. The second bedroom is another generous double with built-in wardrobes, and the main bathroom next door is modern and fresh, perfect for guests or family.

The garden is one of my favourite parts. It's been fully landscaped to be low-maintenance but still full of colour and character, with a patio, pathway, stoned area and decking. There's plenty of storage space outside too, along with raised borders that are ideal for growing vegetables or plants if you enjoy a bit of gardening.

This home has comfort and flexibility in equal measure making it a great home for multiple needs”.



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Ivyleaf Way, Littleover



Did you spot...

This spacious family home has a downstairs bedroom, utility and WC



A message from the seller:

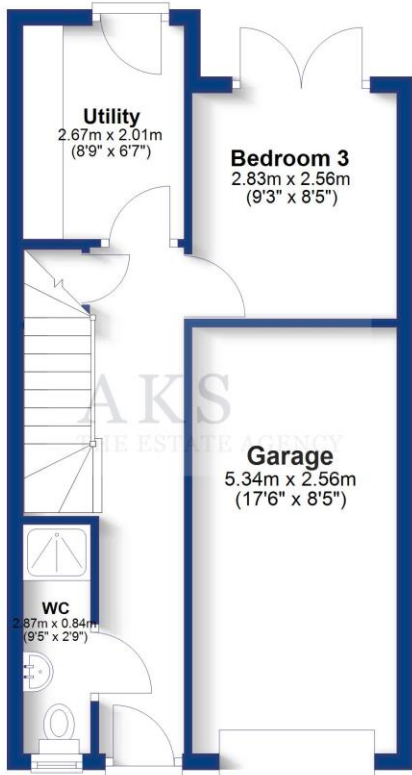
"We've lived in our home now for 16 years, now that the children are grown up and left it's time to downsize and get on with a new chapter. The open aspect at the front and not being overlooked is one of the things we love. The area is great for walks, cycle paths and several play areas for the the grand children too!"

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Floor Plan

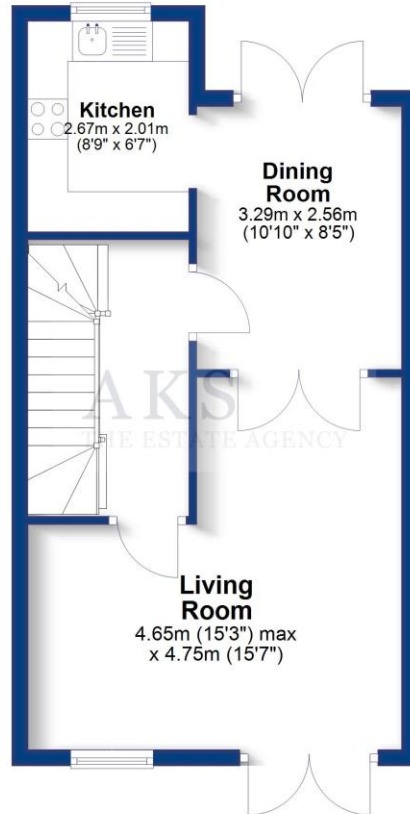
Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



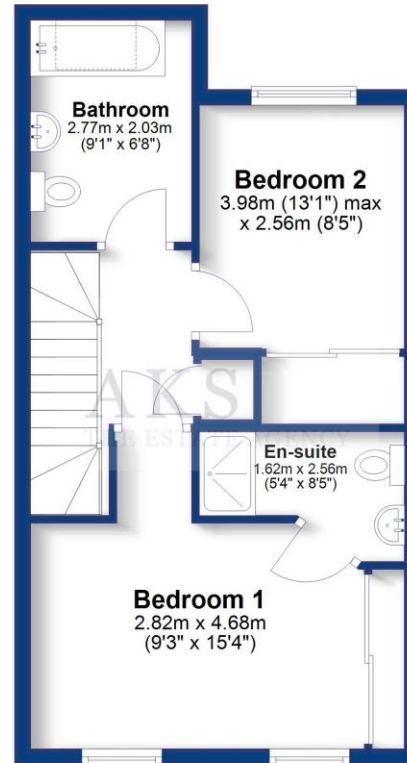
First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Energy
Performance
Certificate

Total area: approx. 119.9 sq. metres (1291.1 sq. feet)

Ivyleaf Way, Littleover

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Key Features:

- THREE STOREY, THREE BEDROOM HOUSE
- THREE BATHROOMS
- SPACIOUS LIVING-DINING WITH JULIET BALCONIES
- VERSTAILE LAYOUT
- LOW MAINTENANCE LANDSCAPED GARDEN
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- GREAT LOCATION
- EPC TBC



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:

Griffe Field Primary school is just around the corner and Gayton Primary School is in the vicinity. The secondary school close by is Littleover Community School or Derby Moor Academy in Littleover.



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

