

Springfield

Littleover, Derby, DE23 6EZ



Deceptive detached bungalow with a highly flexible layout suitable for families, professionals and retirees alike. Excellent location on a peaceful cul-de-sac but with-in walking distance of an excellent range of amenities including the Royal Derby Hospital.

£289,000



John German 

Springfield is a great location tucked away off the main road but providing easy access to an impressive array of local amenities and superb transport links. The property is just around the corner from Wren Park Primary School and the Royal Derby Hospital with a full range of shops available further up the road in Littleover village, or in nearby Mickleover village. There are regular buses available from Burton Road to Derby and beyond and easy access to major trunk roads via the A38/A50/M1.

Our Ref: JGA/28092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 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 the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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.



GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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The Property
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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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