Elvaston Drive, Littleover

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Offers in excess of
£475,000



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This property at a glance:

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Elvaston Drive, Littleover











Alice says:

"Set in a lovely position overlooking open fields and greenery to the front, this impressive detached home immediately stood out to me. With four double bedrooms, generous living spaces, driveway parking and a garage, it has everything you could want from a modern family home.

Stepping inside, the welcoming entrance hallway leads through to a fantastic-sized lounge. The large bay windows fill the room with natural light while making the most of that beautiful green outlook, creating a bright and relaxing space for the whole family.

There is also a separate study, which would make an ideal home office, playroom or quiet space for studying, along with a convenient downstairs WC.

My favourite part of this home has to be the open-plan kitchen and dining area. It is modern, bright and incredibly spacious, with plenty of room for a large dining table as well as a separate snug area. I love how sociable the whole space feels it is somewhere the family could cook, eat, relax and spend time together without ever feeling crowded.
Double doors lead straight into the lovely rear garden, creating a brilliant connection between the indoor and outdoor spaces. There is plenty of room for outdoor seating, entertaining and family time, while the separate utility room and side access make the layout even more practical.

Upstairs, the space continues with four genuinely generous double bedrooms, so there is no compromise when it comes to room sizes. The main bedroom benefits from its own modern en-suite, while the remaining bedrooms are served by a stylish family bathroom. All of the bedrooms have built in wardrobes which is a real bonus.

Complete with a garage, driveway parking and scenic walks practically on the doorstep, this is a home I can really imagine a family settling into and enjoying for many years to come."

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Did you spot...

This fantastic family home has a downstairs study

A message from the seller:

"We have been fortunate enough to call this property home for nearly nine years and have loved every aspect of living here. From the fantastic location and beautiful views to the peaceful cul-de-sac position, friendly neighbours and generous size of the property, it really has been a wonderful family home.
The spacious layout has been perfect for entertaining friends and family and creating many happy memories over the years. The only reason we are selling is that our children have now grown up and are off doing their own thing, so we feel it's the right time for us to embrace the next chapter and move somewhere a little more rural."

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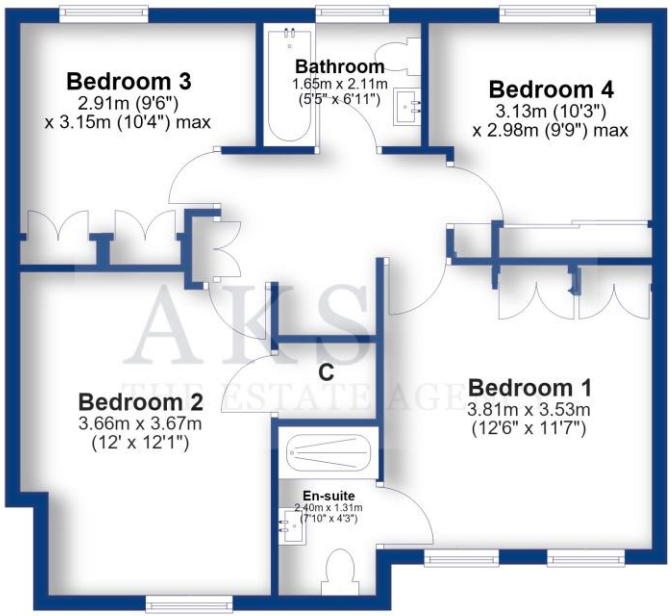
Floor Plan

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Ground Floor
Approx. 62.4 sq. metres (672.0 sq. feet)

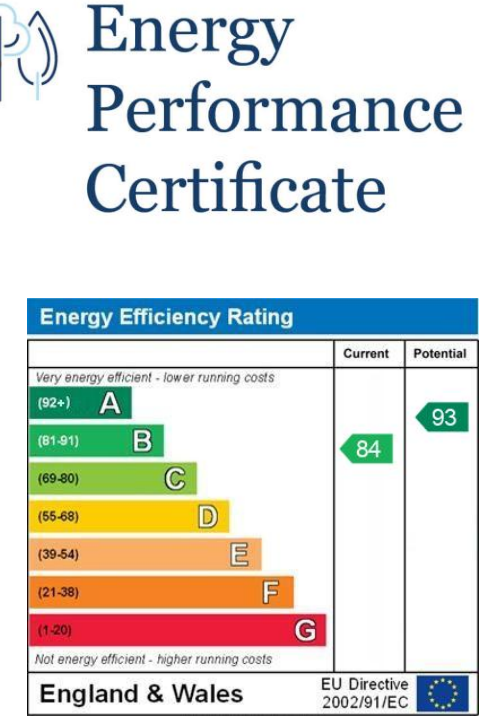


First Floor
Approx. 63.2 sq. metres (680.7 sq. feet)



Total area: approx. 125.7 sq. metres (1352.7 sq. feet)

Energy Performance Certificate



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Key Features:

- TANDEM DRIVEWAY PARKING WITH A SINGLE GARAGE
- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS STUDY
- OPEN PLAN KITCHEN/DINER/STUDY TO THE REAR
- PRIVATE AND GENEROUS GARDEN SPACE
- EPC RATING B

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.



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

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

Click here to watch the property video

Schools:

Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover.