

Canterbury Drive, Littleover

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£250,000



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This property at a glance:



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Canterbury Drive, Littleover



Alice says:

"Tucked away on a peaceful road in Littleover, this three-bedroom mid-terrace has a lovely setting, with mature trees and green space directly outside. It gives the property a real sense of privacy and, for me, that's one of the things that immediately makes it feel different from your typical mid-terrace home. It's a lovely place to come home to.

There are also two side-by-side parking spaces right outside the property, which is a fantastic bonus for busy family life. And once you step inside, you'll quickly realise this is a home that feels considerably more spacious than you might first expect.

The modern kitchen sits at the front of the house and comes complete with integrated appliances, while towards the rear there's a fantastic open-plan living and dining space. I really like the layout here — there's plenty of room for everyone to spread out, whether that's relaxing together after a busy day, having friends over or keeping an eye on the children while you're getting dinner ready.

There's also a downstairs WC, useful storage and double doors opening straight onto the garden, creating a lovely connection between the living space and outside.

Upstairs, there are two generous double bedrooms alongside a really good-sized single. This third bedroom offers plenty of flexibility and could make a great nursery, home office or even a dressing room. The main bedroom also has its own ensuite, with a spacious family bathroom completing the first floor.

Outside, the garden has a good-sized patio and lawn, giving you plenty of room for children to play, summer barbecues or simply sitting out with a cup of tea while they make the most of the space.

For me, this is a home that gets the balance really right for family life. You've got the peace and privacy of the setting, green space right outside, parking on the doorstep and a layout that gives you plenty of room to grow into.

It's practical, modern and surprisingly spacious — and if you're looking for your first family home in Littleover, I'd definitely recommend putting Canterbury Drive on your viewing list."

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Canterbury Drive, Littleover



Did you spot...

This fantastic family home is situated in a quiet location close to local amenities



A message from the seller:

"Welcome to Canterbury; after enjoying a wonderful 7 years here, we have now decided to sell due to our growing family. We will be sad to leave our lovely quiet street behind, a handy minutes walk to the co-op, the green spaces are fantastic and the beauty of the estate itself is not lost on us. Our home has given us so much, we didn't know much about the area when we moved but the ease of access to the town centre, main roads and coffee shops have been wonderful. We hope the home can provide the same for you."

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Floor Plan

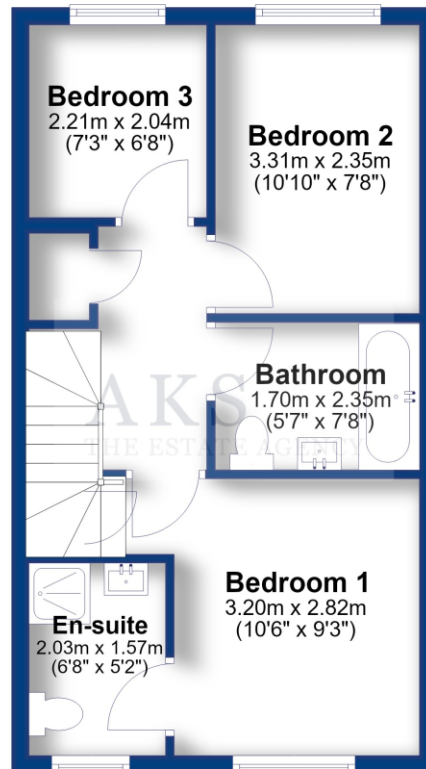
Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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350+ 5 star Google Reviews



Key Features:

- IMMACULATELY PRESENTED 3 BEDROOM MID TERRACE HOME
- SIDE BY SIDE DRIVEWAY PARKING
- EPC RATING B
- QUIET LOCATION CLOSE TO LITTLEOVER AMENITIES
- EN SUITE TO BEDROOM 1
- SPACIOUS LOUNGE DINER



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. 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:

The Highfields Estate itself is incredibly family friendly with it's walks and good local schools such as Findern and Highfields Primary, as well as being in the catchment area for John Port Secondary School, Etwall.



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



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