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Stafford Drive, Highfields  
Littleover, Derby  
£315,000



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**STYLISH FAMILY HOME** - An immaculate three-bedroom detached property, ideally positioned on the sought-after Highfields development on the edge of Littleover. Built by Taylor Wimpey in 2018, the property benefits from the remainder of an NHBC guarantee. Presented in a tasteful, neutral décor throughout, it would be ideally suited to a professional couple or a young family.

The accommodation comprises an entrance hallway, a downstairs wc, contemporary fitted kitchen, dining room and stylish living room with French doors opening onto the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom. The primary bedroom also benefits from an en-suite shower room.

Externally, the property features a double-width driveway leading to a single integral garage. To the rear, there is a delightful, landscaped and enclosed garden with a paved patio and a lawned area.





## The Detail

Situated on Stafford Drive in the popular area of Littleover, Derby, this well-presented home offers a practical layout with stylish, contemporary finishes throughout.

The property is entered via a composite panelled door into a welcoming entrance hall, featuring grey wood grain effect flooring and access to all ground floor rooms, including a convenient downstairs wc and internal door access into the integral garage.

The contemporary kitchen is positioned to the front and fitted with a range of white high-gloss units, complemented by grey work surfaces and integrated appliances, creating a modern and functional cooking space.

To the rear, the home opens into a bright and versatile living room with French doors leading directly onto the garden, allowing for plenty of natural light and an easy indoor-outdoor flow. The separate dining room is also positioned to the rear and overlooks the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms and a contemporary bathroom. The primary bedroom, located at the front, features a stylish panel-effect wall and its own ensuite shower room. Two further bedrooms enjoy rear garden views, ideal for family living or home working.

Externally, the property features a double-width driveway with single integral garage, and an enclosed rear garden with paved patio and lawned area —perfect for relaxing or entertaining.







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## The Location

The property is situated on the highly favoured Highfields residential development located on the edge of Heatherton Village and Littleover.

The property occupies a convenient location close to amenities at Heatherton Village and there are upcoming amenities and shops on the Highfields development. Littleover village centre is located around of a mile away and offers an excellent range of shops, including a supermarket, post office and petrol station.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted John Port School and private education is also available nearby at Derby High School and Derby Grammar School for Boys.

The location is extremely convenient for Rolls-Royce, The Nuffield Hospital, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway.

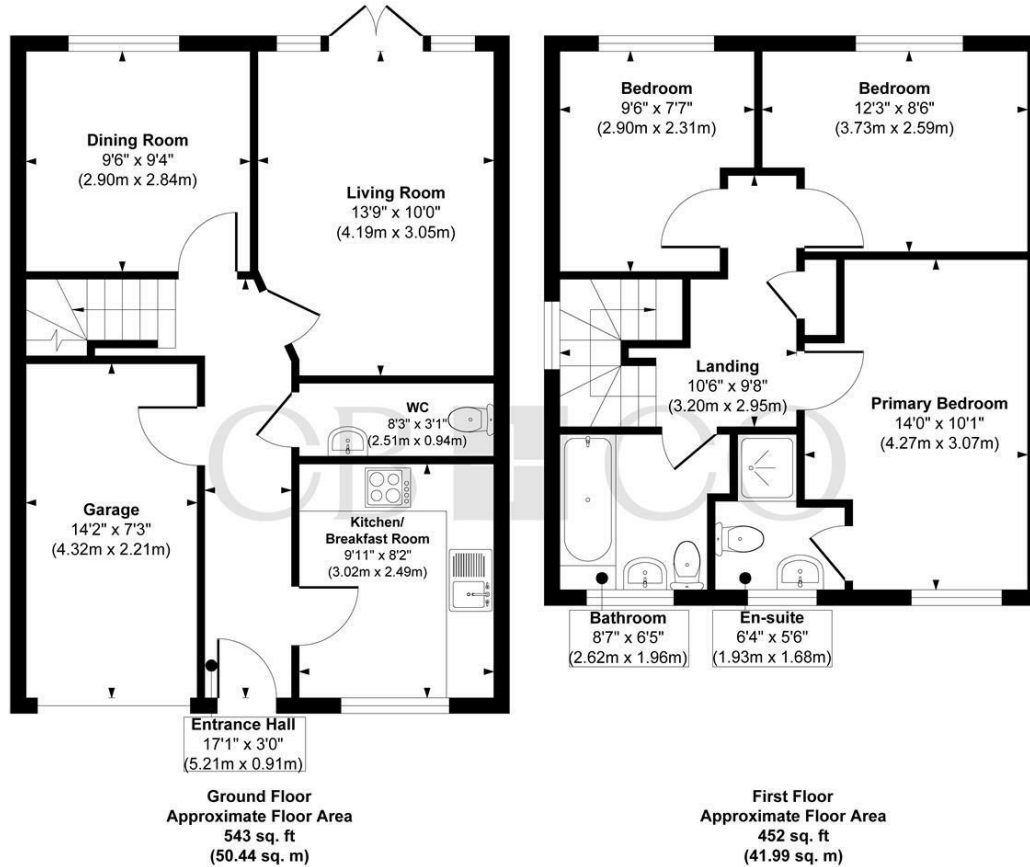
There is a regular bus service to Derby City centre which lies some 3 miles to the north and offers a comprehensive range of shops and amenities including the noted Derbion shopping centre with its major retail outlets and cinema.







Stafford Drive, Highfields, Littleover, Derby



Approx. Gross Internal Floor Area 995 sq. ft / 92.43 sq. m

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

Produced by Elements Property

## The Particulars

- Stylish Three Bedroom Detached Family Home
- Delightful Position - Close to Edge of Development
- Built in 2018 - NHBC Guarantee Remaining
- Entrance Hallway, Downstairs WC & Contemporary Fitted Kitchen
- Stylish Lounge & Separate Dining Room
- Primary Bedroom with En-Suite Shower Room
- Double Width Driveway & Single Integral Garage
- Delightful Landscaped Rear Garden
- John Port School Catchment Area
- Close to Open Countryside & Excellent Local Amenities

### Size

Approx 995.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

D

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*Let's Talk*

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