

CURRAN  
BIRDS  
+ CO

Croft Way  
Littleover, Derby  
£235,000





# CURRAN BIRDS + CO

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MODERN TOWNHOUSE - EDGE OF ESTATE CUL-DE-SAC POSITION – A well presented modern three bedroom townhouse, situated at the end of a quiet cul-de-sac on the edge of the popular Highfields development in Littleover. This modern home offers an ideal opportunity for the first time buyer or young family, set within this highly convenient location within walking distance of local shops, schools and key amenities, it offers a smart living solution in a well-connected area.

The spacious layout features a welcoming lounge to the front and an open-plan kitchen diner to the rear, creating a sociable hub ideal for daily living and entertaining. A low-maintenance rear garden, along with two allocated parking spaces, adds further convenience. With neutral interiors and modern fittings throughout, this property is well-suited to professionals, couples, or small families seeking a home that combines comfort, style, and everyday practicality.









### The Detail

Croft Way is arranged with a practical layout designed to suit modern living. The entrance hallway leads to a convenient ground-floor WC and a generously sized front-facing lounge – ideal for relaxing or welcoming guests. To the rear, the kitchen diner creates a sociable and functional living space, fitted with matching grey wall and base units, an integrated oven, and a stainless steel cooker hood. The dining area enjoys views of the rear garden, allowing plenty of natural light into the space.

Upstairs, the property features three well-proportioned bedrooms, offering flexibility for family life, home working, or accommodating guests. The family bathroom is finished with smart contemporary tiling and a crisp white three-piece suite, creating a clean and modern atmosphere.

Outside, the rear garden is paved for low-maintenance use, providing a private and practical space to enjoy. Two allocated parking spaces are conveniently located nearby, and the property's position at the end of the estate enhances privacy. Overall, Croft Way presents a well-balanced and stylish home, ready to move into and enjoy.











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## The Location

Located within the Highfields development in Littleover, Croft Way enjoys easy access to a range of local conveniences. A short walk leads to a nearby Co-Op, while nurseries and a well-regarded primary school are also close at hand.

Heatherton village shopping parade is within walking distance, offering a further selection of everyday amenities. The area is well-suited to those seeking a residential setting with good access to schools, shopping, and essential services.



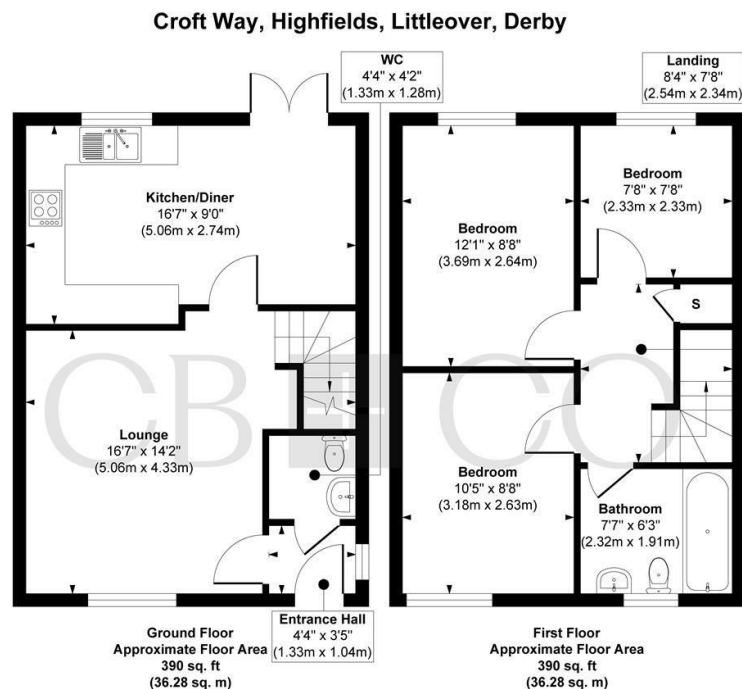












**Approx. Gross Internal Floor Area 780 sq. ft / 72.56 sq. m**

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

Produced by Elements Property

## The Particulars

- Three Well-Proportioned Bedrooms With Neutral Decoration
- Edge Of Estate Position, Cul-de-Sac Location
- Modern Kitchen Diner With Stylish Units
- French Doors From The Dining Area Leading To The Garden
- Entrance Hallway, Ground Floor WC
- Contemporary Bathroom With White Three-Piece Suite
- Two Allocated Parking Spaces
- Low Maintenance Paved Garden To Rear
- Close By Shops And Local Co-op Supermarket
- Walking Distance To Local Primary School And Nearby Nursery

### Size

Approx 780.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

B



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Let's *Talk*

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