



65 Canterbury Drive Littleover, Derby, DE23 3AP

Situated on a desirable corner plot in the sought-after development in Littleover, this stunning three-bedroom detached family home offers a blend of modern style and comfort. The UPVC double glazing and gas central heating interior comprises of entrance hallway, lounge with dual aspect windows, modern fitted dining kitchen with integrated appliances. To the first floor there are three good sized bedrooms with master having ensuite and family bathroom. Outside the home has walled rear garden and off road parking for two vehicles.

Viewing strictly by appointment only.

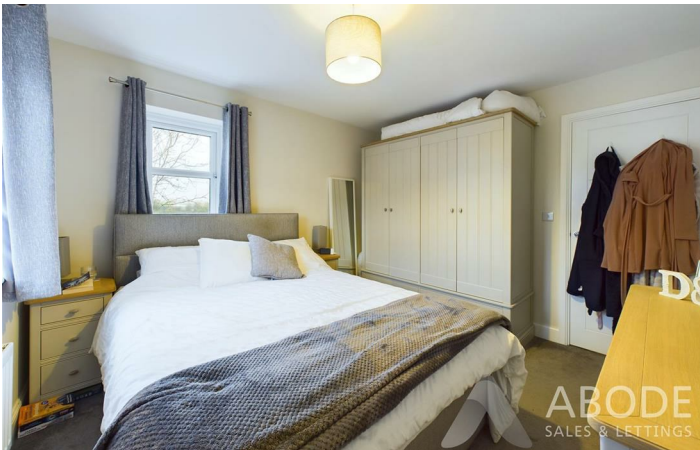
£310,000

65 Canterbury Drive

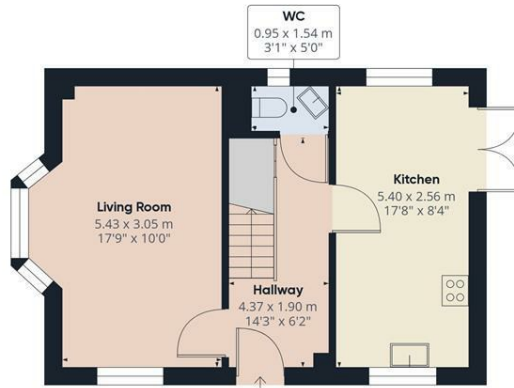
Littleover, Derby, DE23 3AP



[Directions](#)



Floor Plan



Floor 0



Floor 1



Approximate total area[®]
79.85 m²
859.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	