



ABODE  
SALES & LETTINGS



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.





















Floor 0

Approximate total area<sup>(1)</sup>

79.85 m<sup>2</sup>

859.51 ft<sup>2</sup>



Floor 1

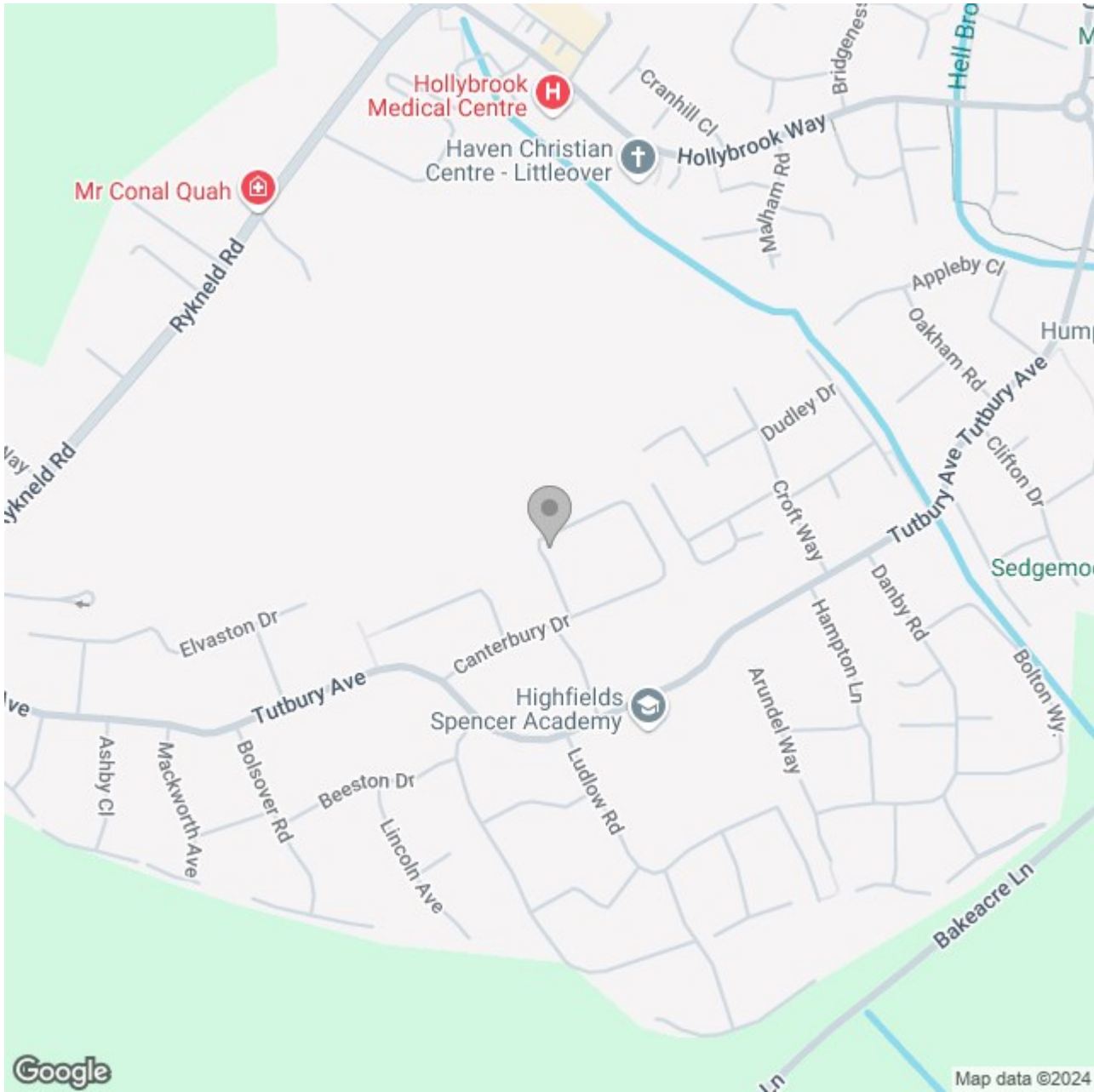
(1) Excluding balconies and terraces

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.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 