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4 Bed House - Detached

25 Clifton Drive  
Littleover  
Derby  
DE23 3AD

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£1,995 Per Calendar Month

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Fletcher  
& Company

25 Clifton Drive  
Derby  
DE23 3AD



- Available Immediately
- Re-Decorated Throughout & Immaculately Presented
- Four Bedroom (Three Double With Built In Wardrobes)
- Large Kitchen Diner With Integrated Appliances
- Utility Room
- Snug / Home Office
- Large Living Room With Nice Views
- Garage With Driveway Parking
- Master Bedroom With En-Suite
- Open Views To Front

Available Immediately, this exceptional four-bedroom detached family home occupies a prime corner plot within the highly sought-after Highfields development in Littleover and offers elegant, contemporary living in a peaceful residential setting.

Beautifully maintained and neutrally re-decorated throughout, the property has been lovingly cared for and is presented to an impeccable standard, making it ideal for families seeking space, comfort, and quality.

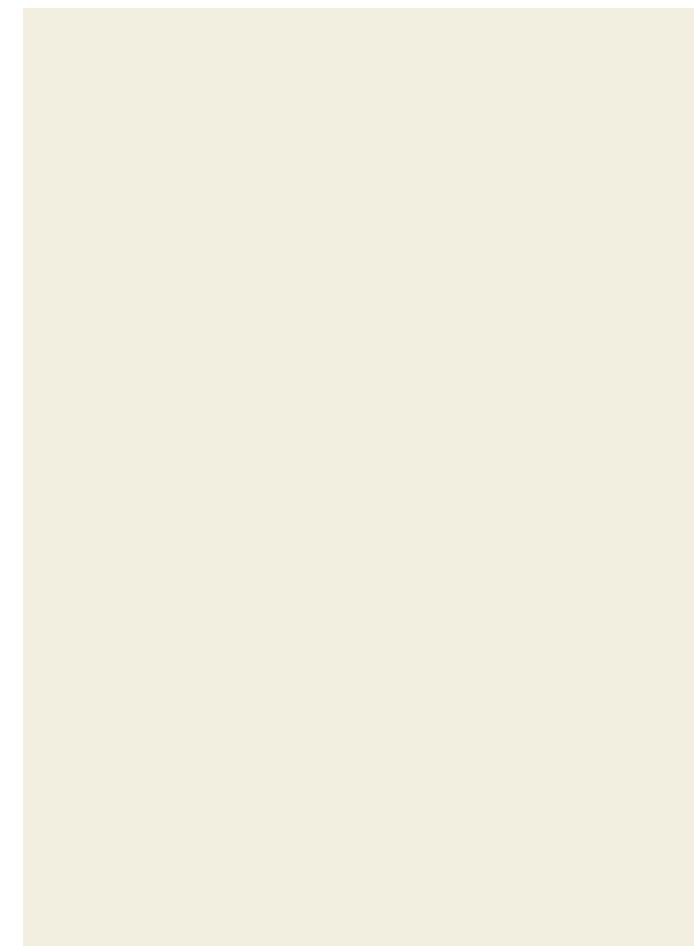
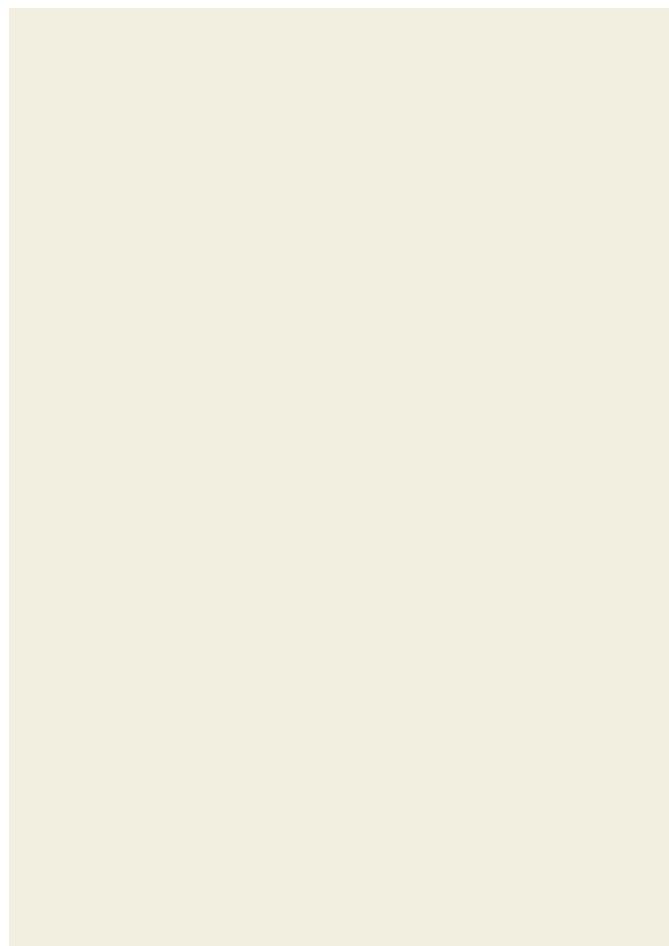
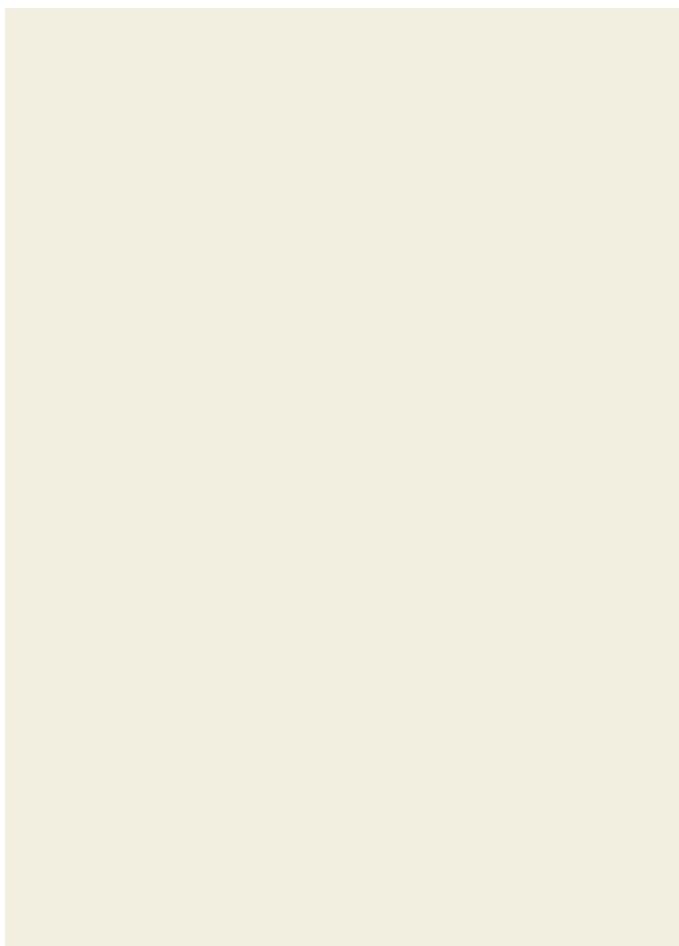
The thoughtfully designed accommodation comprises a welcoming entrance hall, a spacious bay-fronted lounge perfect for family relaxation, and a versatile additional reception room ideal as a home office, playroom, or snug. The heart of the home is the stylish kitchen/diner, providing an inviting space for family meals and entertaining, complemented by a separate utility room with integrated appliances and a convenient ground-floor cloakroom/WC.

To the first floor, the property offers four generously sized bedrooms (three double and each benefitting from built in wardrobes), including a luxurious principal bedroom with en-suite shower room, along with a modern family shower room fitted with a sleek three-piece suite.

Externally, the home continues to impress with a nice rear garden, perfect for outdoor dining and family enjoyment, a garage with power, and driveway parking for two vehicles. The well-maintained foregarden enjoys attractive open views, enhancing the sense of space and privacy.

Available immediately on a long-term basis, this is a superb opportunity to secure a high-quality family home in one of Littleover's most desirable locations.







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (A1 plus) A	92	83	
(B1-B1) B			
(B2-B3) C			
(B4-B5) D			
(B6-B7) E			
(B8-B9) F			
(B10-B11) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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