

Sudbury Park, Sudbury

aksresidential.com

£280,000



AKS
THE ESTATE AGENCY

This property at a glance:



Watch the video



Sudbury Park, Sudbury



Jodie says:

"Tucked away in Sudbury Park, I think this charming traditional three-bedroom semi-detached home offers a wonderful balance of peaceful village living and excellent convenience. With the market towns of Ashbourne and Uttoxeter just a short drive away, and fantastic transport links within easy reach, it's easy to see why this location is so well regarded.

As soon as I stepped inside, I was struck by the flexible layout. The welcoming lounge provides a cosy space to relax, while the additional sitting room or dining room gives you the freedom to tailor the home to suit your lifestyle. Whether you're looking for a formal dining area, a playroom or a second reception room, this space works brilliantly. To the rear, the conservatory is one of my favourite features. It creates a lovely connection with the garden and offers a peaceful spot to enjoy throughout the seasons. The kitchen is well positioned to serve the living spaces, making day-to-day family life both practical and convenient. Upstairs, there are three comfortable bedrooms, all served by a family bathroom with the added benefit of a separate WC, something I know many buyers will appreciate.

Outside, the rear garden is a particularly pleasant space, offering plenty of room to enjoy the outdoors, whether that's relaxing with a morning coffee, entertaining friends or spending time with family. The property also benefits from a front garden and the added convenience of a garage located nearby within a block.

What I particularly like about this home is that it combines traditional character with modern, energy-efficient features including solar panels, helping to keep running costs in check while making the property a more sustainable choice for the future.

Overall, I think this is a fantastic opportunity for anyone looking for a well-maintained home in a sought-after village location, with versatile accommodation, excellent amenities close by and countryside on the doorstep".



AKS
THE ESTATE AGENCY
aksresidential.com

Sudbury Park, Sudbury



Did you spot...

This fantastic home
has 2 versatile
reception rooms



A message from the seller:

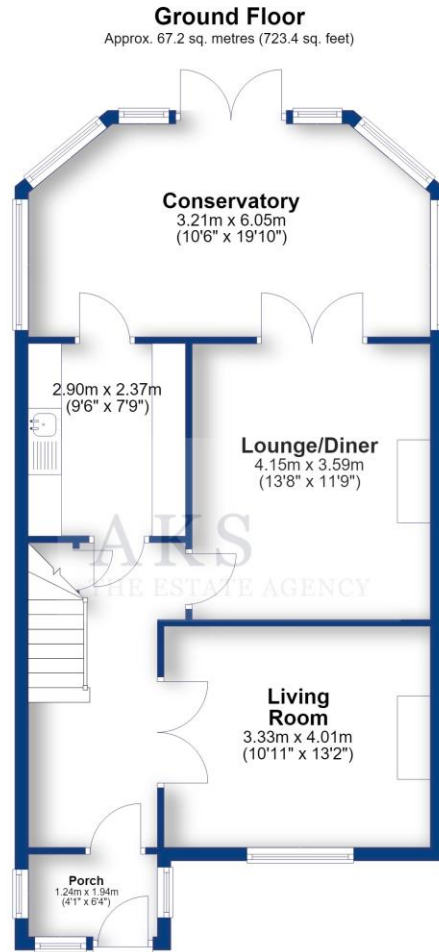
"We have happily lived in this home for the past 23 years, enjoying its comfort and energy efficiency. Originally built in 1950, the property has been significantly improved with an air source heat pump, a recently installed central heating system, solar panels, and fully insulated walls and roof. These upgrades provide lower energy costs and have helped the home achieve an impressive EPC B rating. We are only moving because we are looking to downsize, and we hope the next owners will enjoy this wonderful home as much as we have".

AKS
THE ESTATE AGENCY



Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com



Total area: approx. 112.5 sq. metres (1210.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	90	
(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	

Sudbury Park, Sudbury

Presented by

AKS
THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO VERSATILE RECEPTION ROOMS
- SPACIOUS CONSERVATORY, OVERLOOKING THE GARDEN
- BEAUTIFULLY PRESENTED FRONT AND REAR GARDENS
- SINGLE GARAGE
- BATHROOM WITH SEPARATE WC
- SOLAR PANELS
- EPC RATING B



About the area:

Sudbury Park, Sudbury is a highly regarded residential village offering the perfect balance of countryside tranquillity and everyday convenience. Surrounded by beautiful Derbyshire countryside, it's an ideal location for those who enjoy scenic walks and a slower pace of life, while remaining within easy reach of the thriving market towns of Ashbourne and Uttoxeter. Residents benefit from excellent road links via the A50 and A38, providing straightforward access to Derby, Stoke-on-Trent and the wider motorway network.



Schools:

The nearby towns offer a fantastic selection of supermarkets, independent shops, cafés, restaurants, leisure facilities and well-regarded schools, while Uttoxeter's railway station and famous racecourse add to the area's appeal.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87