

Whitsome Road, Derby

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Offers in excess of
£400,000



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This property at a glance:



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Whitsome Road, Derby



Jodie says:

“Set within a quiet cul-de-sac, this is a lovely modern family home with generous rooms throughout and a fantastic position, with open fields and countryside right on your doorstep.

Inside, there’s a real sense of space as you walk in which I love, with good-sized rooms and a modern finish throughout. The hallway is bright, spacious and welcoming, while the kitchen is a great everyday family space, with double doors opening directly onto the garden and bringing in plenty of natural light. Just off the kitchen is a separate utility room, providing useful additional space and storage, while there’s also a downstairs WC. Always handy for families and guests!

The living areas are equally generous, giving the ground floor a practical layout with plenty of flexibility for both everyday family life and entertaining.

Upstairs, there are four genuinely good-sized double bedrooms, with built-in storage to three. The main bedroom also has its own en-suite, while the remaining bedrooms are served by a modern four-piece family bathroom with a separate bath and shower. I was really impressed with the size of the rooms, as well as them being bright and neutral, ready to put your own stamp on!

Outside, the garden is a fantastic blank canvas! There’s plenty of space to enjoy during the warmer months. And to the front, there’s off-road parking and a single garage. Beyond the property are stretches of open fields, adding to the peaceful setting and giving you countryside right on your doorstep.

Overall, this is a spacious and modern four-bedroom family home in a quiet location, with generous rooms, plenty of storage and a lovely countryside setting.”

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Whitsome Road, Derby



Did you spot...

This fantastic family home has a garage and driveway parking for 3 cars



A message from the seller:



"We have really enjoyed the Privacy, tranquillity and having great neighbours in this cul-de-sac. We were drawn to this house because of the greenery and the surrounding nature and wildlife. Lots of parking, friendly neighbours, local pubs and good access to the local amenities."

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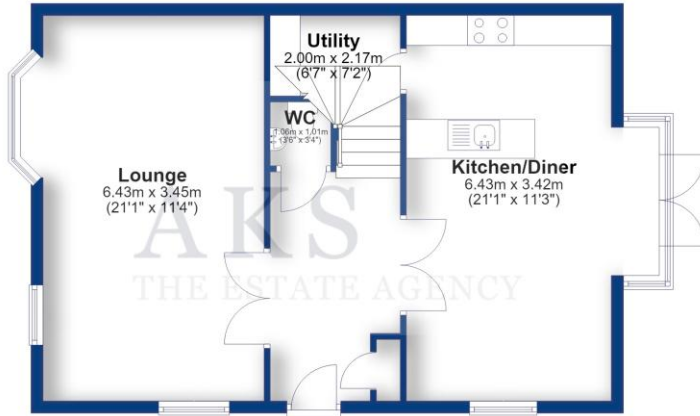


Floor Plan

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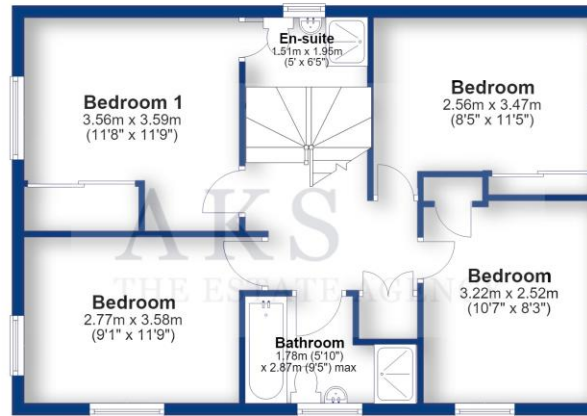
Ground Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



First Floor

Approx. 66.7 sq. metres (717.9 sq. feet)



Total area: approx. 127.3 sq. metres (1370.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(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	

Whitsome Road, Derby

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300+ 5 star Google Reviews



Key Features:

- DETACHED FOUR BEDROOM FAMILY HOME
- SINGLE GARAGE AND DRIVEWAY PARKING FOR 3 CARS
- GREAT LOCAL AMENITIES, PUBS AND WALKS NEARBY
- EN-SUITE TO THE MAIN BEDROOM
- KITCHEN DINER WITH UTILITY ROOM
- EPC RATING B



About the area:

A popular suburb of Derby, Sinfin has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



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



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