

Channel Crescent, City Point

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Offers in excess of
£225,000



This property at a glance:



Watch the video



Channel Crescent, City Point



Sam says:

"I love the open plan space downstairs, it's great for entertaining and evening family life. Also being over three floors, it gives bigger rooms throughout which is fantastic compared to other properties in the area. Also having the convenience of being able to walk from the garden into the garage makes it a lot easier than having to open the main door. Overall though, the location is fantastic, being able to walk onto Pride Park which has grown over the years giving more shops, but also being able to get straight onto a train or main road link!"



Channel Crescent, City Point



Did you spot...

The lovely garden that has 2 patio areas



A message from the seller:

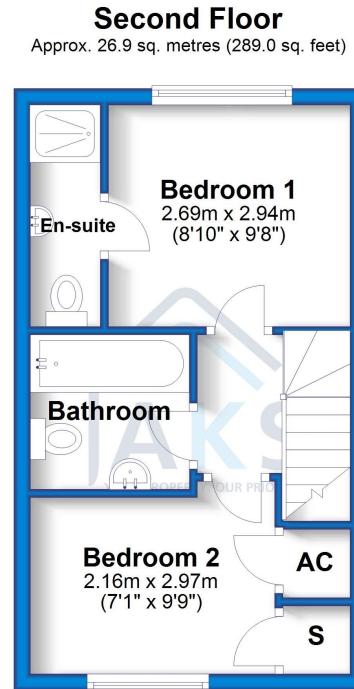
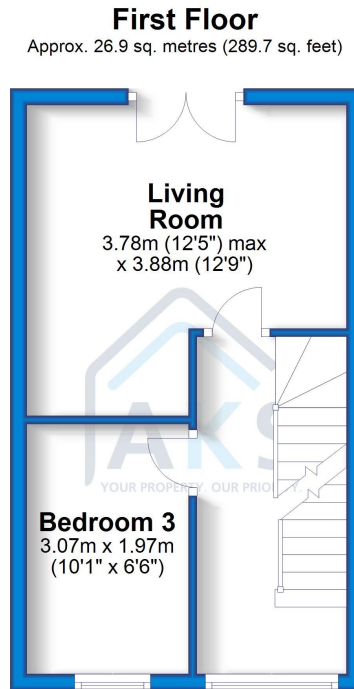
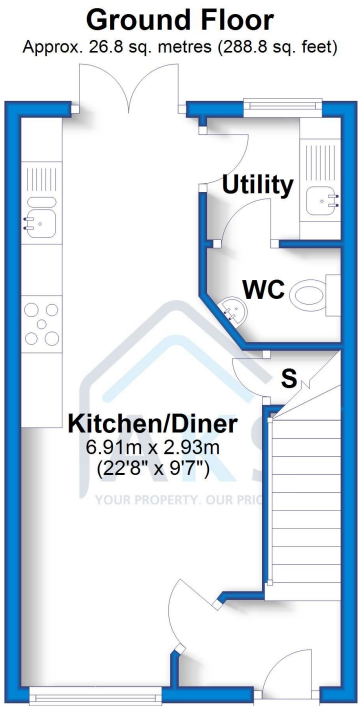
"Our home for 15 years at City Point has seen us from a couple through marriage and 2 children. At every step the house and location has delivered. When we were younger the city centre is a 30 minute walk away or 2 minutes on the bus. When we had children the nearby lake and Elvaston castle have become a favourite for climbing trees and feeding the ducks. All the neighbours are very pleasant and happy to help when needed. We hope you have as much fun living in our house as we did."



Floor Plan



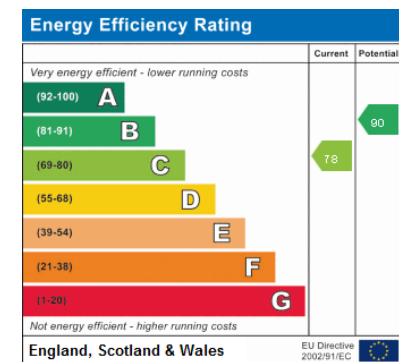
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Total area: approx. 80.6 sq. metres (867.5 sq. feet)



Energy Performance Certificate





200+ 5 star Google Reviews



Key Features:

- Driveway Parking and Single Garage
- Open Plan Kitchen Dining Space
- En-Suite to Master Bedroom
- Within Walking Distance to Pride Park & Derby Train Station
- Short Drive to A6, A50 & A52
- EPC Rating C



About the area:

City Point is a fantastic location, within walking distance to the train station and public transport routes around the city and into the city centre. With a 5-minute drive there is access to major road links including the A6, A52 and Ring Road. The house is just a short walk from Alvaston Park and the public footpath along the river which is ideal for families and walkers alike. There is access to a number of pubs, restaurants, supermarkets and a petrol station in Pride Park, making the property close to all necessity amenities.



Schools:

Close by primary schools are Lakeside Primary Academy and Zaytouna Primary School. The secondary schools that are in close proximity are Landau Forte and Derby Pride Academy.



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

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

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

