

Offers in excess of  
£300,000



This property at a glance:



Watch the video



# Staunton Avenue, Sunnyhill



*"This home has so much curb appeal, as you drive up to the home, the area has a lovely feel. The home itself is opposite a green and has trees and greenery around it. Downstairs there is a lovely porch leading through into the hallway. There is a spacious lounge diner, the lounge having a bay window and an electric log fire and the dining room having patio doors out to the garden. There is a modern kitchen with Granite work tops and a small breakfast bar. There is access from here to the huge garage which the current owners have had insulated and plastered allowing it to be easily converted should someone wish. There is also a window and a door onto the back garden, a utility area and an electric garage door. Upstairs the main bedroom is beautiful, it is part of the extension and runs from the front to the back of the house making it very spacious. There are two further double bedrooms, a modern shower room and a large storage cupboard on the landing. The back garden has been loved by the current owners and it is clear by the way it is presented. There is a large patio, an area of grass, mature borders and a decked area for outdoor dining. They have installed solid wood internal doors throughout. This really is a wonderful home that has really been loved and looked after!"*



# Staunton Avenue, Sunnyhill



Did you spot...

the large integrated garage has been  
insulated and plastered throughout



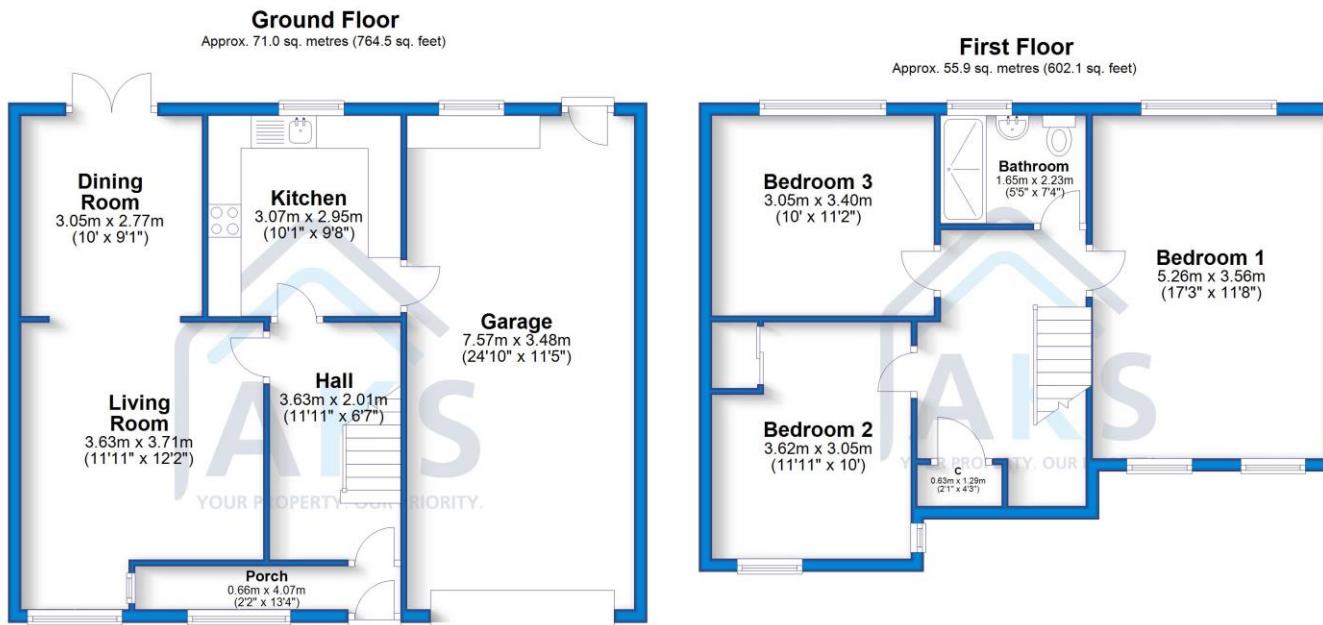
## A message from the seller:

*"Welcome to our house! Selling this house is very bittersweet as we have loved living here for the past 30 years. We loved its close proximity to town shops, road links and schools, we have many happy memories watching our family grow over the years. This was our first home and enjoyed seeing it change over the years. Now that our children have grown up and moved out, our priorities have changed. We have the loveliest of neighbours who we got to know very well! We're sure you'll love it here."*





aksresidential.com



Total area: approx. 127.0 sq. metres (1366.7 sq. feet)



Energy  
Performance  
Certificate



## Key Features:

- BEAUTIFULLY PRESENTED THROUGHOUT
- OPPOSITE A GREEN
- LARGE GARAGE WHICH HAS BEEN INSULATED AND PLASTERED
- DRIVEWAY PARKING
- EXTENDED
- EPC TBC



## About the area:

A popular suburb of Derby, Sunnyhill has plenty of local amenities around from a Tesco Express, to local shops, takeaways and easy access to the main road links. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



## Schools:

Gayton Primary School is in the vicinity, with the secondary school being Derby Moor Academy or City of Derby Academy in neighbouring Littleover and Sinfen.

200+ 5 star Google Reviews



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

