

Manor Road, Derby

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Offers in excess of

£700,000



This property at a glance:



2



5



3



6



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Watch the video



Manor Road, Derby



Mikaela says:

"The striking thing about this property is the size of the plot and the beautiful views surrounded by trees! The driveway is a great size with space for lots of vehicles and there's easy access to a double garage too. The entrance hall as you walk in the front of the home is beautiful and spacious and leads to not only two large reception rooms, but an office, guest WC and impressive kitchen diner with utility room! The living room to the back of the property is particularly beautiful with its doors out to the lovely garden. The kitchen is so impressive, with lots of cupboard space, room for an American style fridge freezer and a great Rangemaster oven/hob. On the first floor there's a generously sized landing where you can access 4 of the spacious bedrooms and the 4 piece family bathroom. The top floor is a great space where there's a master bedroom, another large bathroom and even a versatile space in the eaves! This great property in an ideal spot would make a wonderful family home!"



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Manor Road, Derby



Did you spot...
This property is within walking distance of Royal Derby Hospital, Derby City Centre and many great Schools.



A message from the seller:

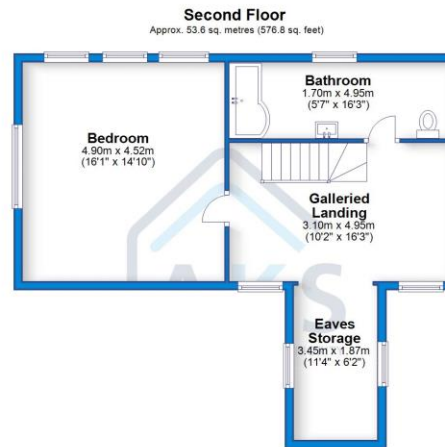
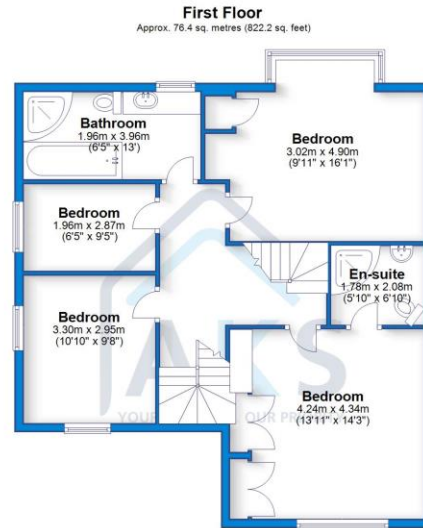
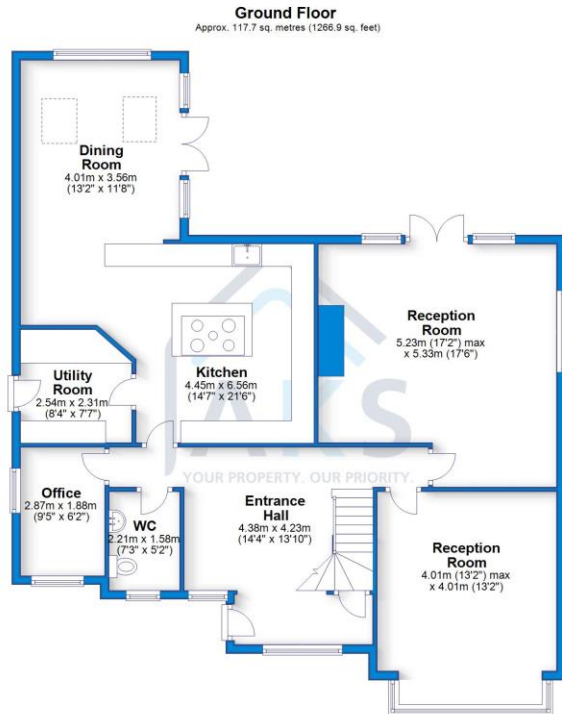
"We have experienced a wonderful time here since 1989. We have had both our children grow up from a very young age and they have fond memories of growing up in our fabulous home. They have cherished all the memories in celebrating all the festivities and enjoyed the spacious room throughout the house and also wonderful outdoor space in our gorgeous garden. We have had numerous fireworks throughout the years with friends and families. Huge patio space has allowed us to celebrate many family events such as pre wedding receptions and baby showers. The generous space has allowed us to hold events up to one hundred people with huge bouncy castles and large water soft plays. We as a family have experienced easy connections with all the major road networks. All the best schools are placed within a mile of the house and Royal Derby Hospital just around the City centre is also twenty minutes walk. We feel so happy to have enjoyed our best part of our lives in this beautiful home. We feel blessed and this will definitely be the best journey the new home owners will enjoy with all the same happiness and prosperity."



Floor Plan



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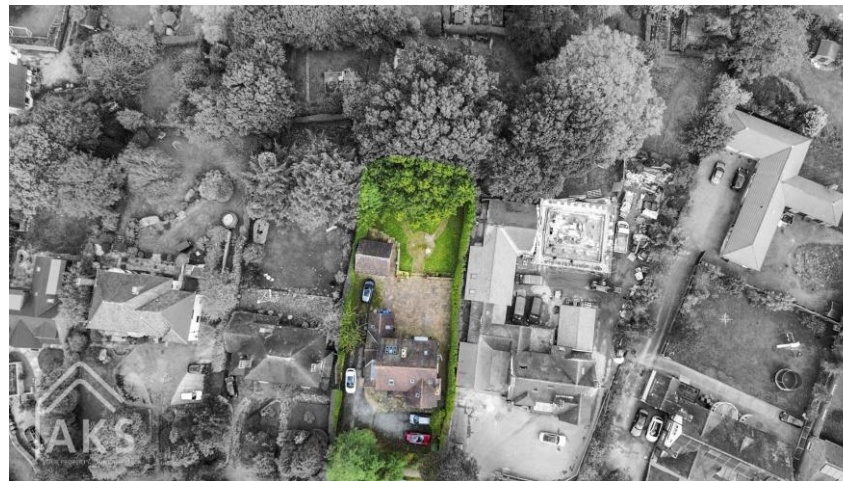


Total area: approx. 247.7 sq. metres (2665.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- DETACHED 5 BEDROOM HOME ON A LARGE PLOT
- GREAT LOCATION NEAR TO SHOPS, HOSPITAL AND CITY
- BEAUTIFUL BIG GARDEN
- LARGE KITCHEN DINER
- UTILITY ROOM, DOWNSTAIRS WC AND OFFICE
- VIEWS OVER DERBY
- EPC D



About the area:

In this popular area of Derby, there are plenty of local amenities around. There are local shops, takeaways and easy access to the main road links. Alongside the secondary Schools, 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 distance from the Ring Road too. A great location close to everything you might need.



Schools:

There are primary schools nearby and the secondary schools close by are Littleover Community School and Derby Moor Academy.



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

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

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

