

Summer Wood Court, Littleover

aksresidential.com

£395,000



This property at a glance:



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Watch the video

Summer Wood Court, Littleover

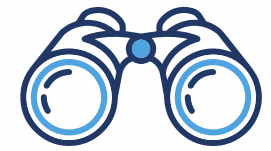


Mikaela says:

"The thing that stands out with this home is the space it offers! Downstairs there are two reception rooms, a good sized kitchen with space for an American style fridge freezer, and a very large separate utility room. There's also a good sized conservatory and some storage off the dining area! Upstairs there are 3 great double rooms and 2 singles offering ample space for the family, as well as an en-suite, family bathroom and a really handy study space for those who work from home which is becoming more common these days! Outside to the front of the property great private driveway tucked safely away from the road with parking for up to 5 vehicles, as well as an integral garage and a really good sized rear garden which is not overlooked. The house feels very private and tucked away which is nice for the peace and quiet! To the front of the property there are trees adding privacy and beyond those, there's the popular Sunnysdale Park! If you're looking for a spacious property with the potential to be a great family home, this could be the one for you!"



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Did you spot...

This property is tucked away on a private driveway at the end of a cul de sac.



A message from the seller:

"Welcome to this much-loved family home, now ready for new owners to enjoy. We've had the pleasure of living here for 15 years and renting it out for the past five, but after 20 years of ownership, we're ready to move on and let someone else enjoy the wonderful lifestyle this property offers. One of the standout features of this property is its fantastic location. You'll be just a short walk from local shops, with easy access to parks, a swimming pool, and a highly-regarded local school—perfect for a growing family. The green space directly in front of the house adds to the sense of community, and the play areas nearby are a bonus for young children. The home itself is approximately 30 years old and south-facing, offering plenty of sunlight throughout the day, especially in the garden, where you can relax and soak up the rays. From the front bedroom windows, you'll enjoy breathtaking sunset views—truly a highlight of living here.. To top it off, we've been blessed with wonderful neighbours on both sides, creating a friendly and welcoming atmosphere. This home is ready to provide the same comfort and joy to a new family. Don't miss out on this opportunity to make it your own!"



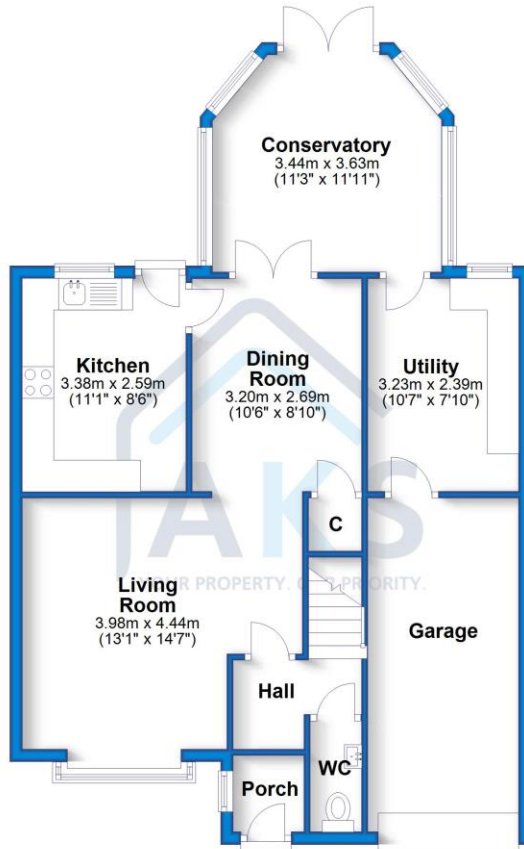


Floor Plan

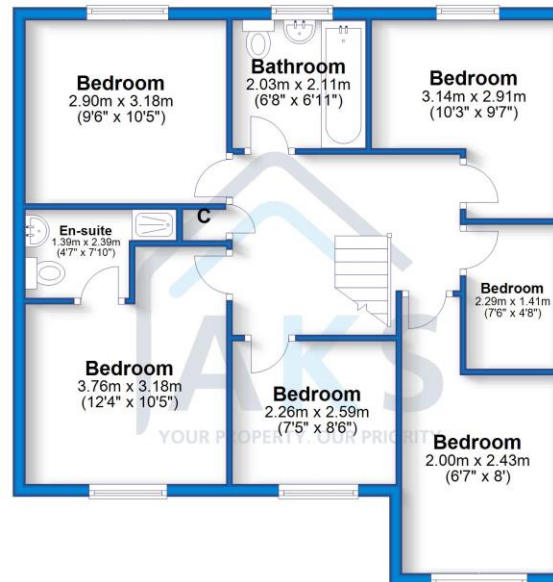


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Ground Floor
Approx. 76.0 sq. metres (818.0 sq. feet)



First Floor
Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 141.2 sq. metres (1519.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



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

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

to watch the property video



Key Features:

- SPACIOUS FAMILY LIVING
- CUL DE SAC LOCATION
- TUCKED AWAY ON A PRIVATE DRIVE
- EPC RATING D
- 5 BEDROOMS AND A STUDY



About the area:

A popular suburb of Derby, Littleover has plenty of local amenities around, from a Co-op, 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 Littleover Community School or Derby Moor Academy in Littleover.