

£175,000



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THE ESTATE AGENCY

This property at a glance:



# Uttoxeter Old Road, Derby



## Jodie says:

"As you step inside this beautifully renovated two-bedroom end-of-terrace in Derby City Centre, you instantly feel at home. It's been completely renovated from top to bottom, so you can move straight in without lifting a finger. Everything feels fresh and new, but the house still has loads of character."

When you walk in, the hallway instantly makes an impression with its stylish tiled floor. The front living room is lovely and bright thanks to the bay window, and it's the perfect spot to add a cosy fire or create a feature wall. At the back, there's a second reception room that works brilliantly as a dining space or even a

snug, and this flows straight into the brand-new kitchen. The kitchen has a modern finish, fitted with a gas hob and electric oven, plus room for your washer and fridge freezer. From here you can head out to the garden through the side door, or take the stairs down to the cellar, a really handy space for storage.

Upstairs, the layout has been cleverly reworked. What used to be three smaller rooms has been turned into two generous doubles, giving you plenty of space to spread out. The bathroom has also been completely redone with a fresh, modern look including a bath and an overhead shower.

Outside, the garden is a blank canvas. Being the end terrace with no through access, it offers the chance to create a peaceful private space – whether that's a spot to relax with a book, enjoy summer evenings, or add your own personal touch.

This house really does tick all the boxes – full of charm, beautifully finished, and ready for you to make it your own".

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[aksresidential.com](http://aksresidential.com)

# Uttoxeter Old Road, Derby



## Did you spot...

This great home has parking on a private road adjacent to the rear garden

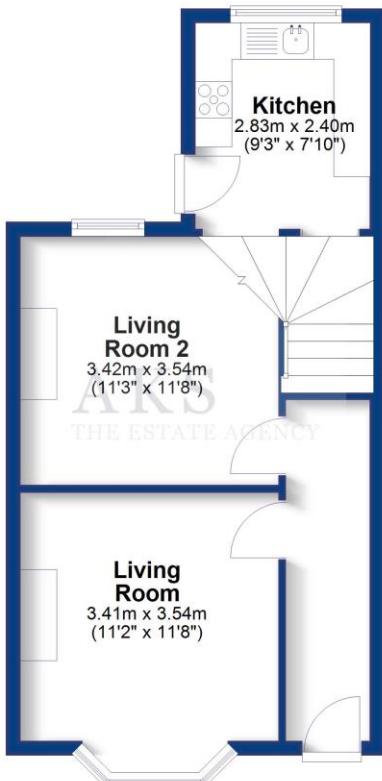


### A message from the seller:

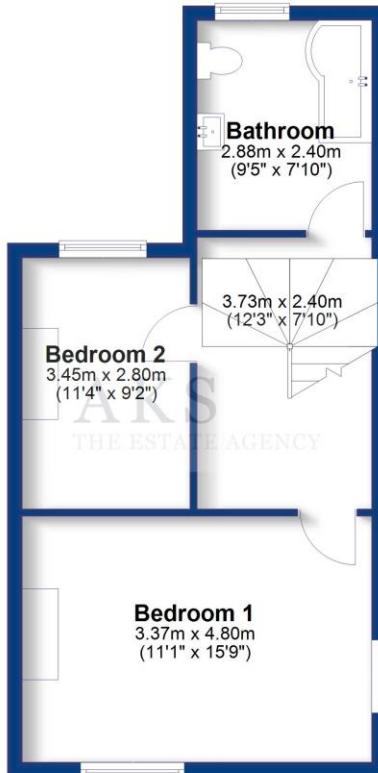
"I have loved renovating this house and look forward to passing it over to the next owners. This is an ideal house for those wanting a new house feel in a traditional property. Conveniently placed for access to both city centre and wider afield".

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**Ground Floor**  
Approx. 40.5 sq. metres (436.0 sq. feet)

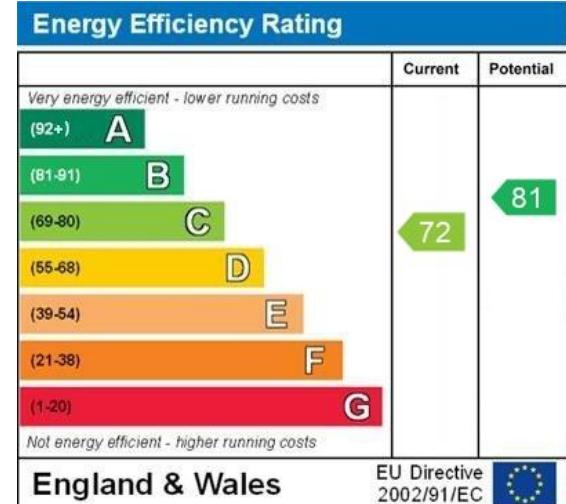


**First Floor**  
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.6 sq. feet)

 **Energy Performance Certificate**



# Uttoxeter Old Road, Derby

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## Key Features:

- TWO BEDROOM END TERRACE HOUSE
- FULLY RENOVATED THROUGHOUT
- NEWLY FITTED KITCHEN
- MODERN BATHROOM
- NO ONWARD CHAIN
- PARKING ON PRIVATE ROAD, ADJACENT TO REAR GARDEN
- EPC RATING C
- Property Details



## About the area:

Uttoxeter Old Road is located just outside Derby's main shopping and business district, making it ideal for anyone who wants to be close to the city centre without being right in the middle of the hustle and bustle. While the property is city-based, residents can enjoy nearby parks such as Markeaton Park and Darley Park, both offering riverside walks, open fields, and family-friendly activities.



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



## Schools:

There are several schools and nurseries in the surrounding area, and the University of Derby is only a short drive away, making this location appealing for students and academics as well as families.

