

Whitsome Road, Derby

aksresidential.com

£425,000



AKS
THE ESTATE AGENCY

This property at a glance:



2



4



2



3



B



Watch the video



Whitsome Road, Derby



Mikaela says:

“This home is absolutely stunning. The layout works so well, and the beautiful décor compliments every room perfectly. The generous hallway is bright and welcoming, and I love how the staircase has been cleverly designed to maximise the space.

The front living room is modern and stylish, with four windows that fill the room with natural light and give you views over the private cul-de-sac and the surrounding fields. The downstairs office is the ideal work-from-home spot, tucked away for privacy but conveniently close to the downstairs WC.

The back of the home is where it really shines for me. The kitchen-dining-living space is incredible. It's such a bright, inviting room with two sets of double doors opening out to the garden and floor-to-ceiling windows that make the whole space feel open and airy. The kitchen is sleek and modern with integrated appliances and a breakfast bar, and the dining area sits perfectly in front of the glass doors, a lovely place for mealtimes. At the far end, the living area looks out onto the private garden, creating a cosy and relaxing spot to unwind. It's genuinely a beautiful space.

Upstairs the four double bedrooms are a beautiful continuation of the home; spacious, bright and beautifully finished with neutral tones and lots of space for furniture. The main bedroom has a beautiful walk through wardrobe area which leads seamlessly into a useful en-suite.

Outside, the garden is a low maintenance blank canvas, with patio space for outdoor furniture and a large turfed area. There's access from here to your driveway and garage too! This exceptional home highlights the full potential of a spacious, well-designed build, further elevated by its corner plot position, cul-de-sac location, and close proximity to scenic walks and local amenities.”

AKS
THE ESTATE AGENCY
aksresidential.com



Whitsome Road, Derby



Did you spot...

This beautiful family home has 4 double bedrooms



A message from the seller:

"This is a home we never planned to leave. If we could pick it up and move it to the right location, we would — however, relocating further north to be closer to family means we must reluctantly move on. The house offers an exceptional floor plan and sits on a generous, private plot that is not overlooked. It benefits from a wide driveway and an attractive bay window, giving strong kerb appeal from the outset. The garden enjoys sunshine throughout the day, making it perfect for outdoor living and entertaining. Inside, the open-plan kitchen, dining and family area is the true heart of the home and ideal for modern family life. There are four genuine double bedrooms, including a main bedroom with a dressing area. The main bathroom is finished to a high standard and features both a separate shower and a bath. A bright, spacious and beautifully balanced family home that offers privacy, light and space in equal measure"

AKS

THE ESTATE AGENCY



Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com

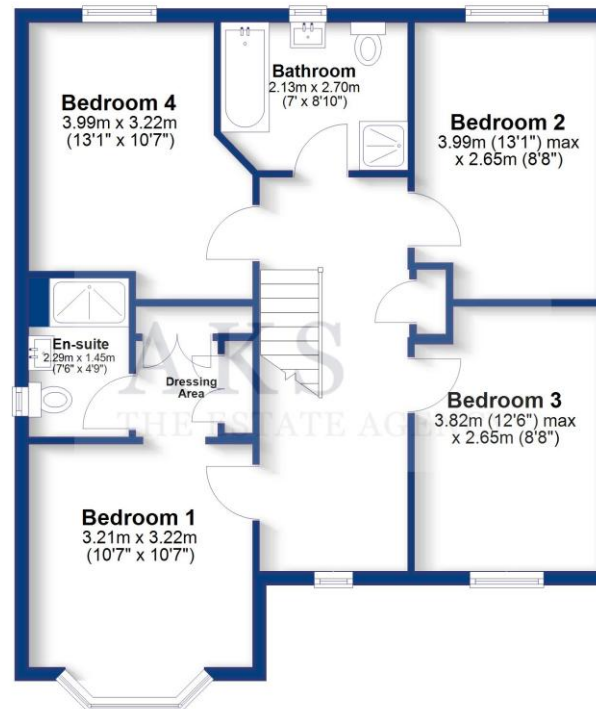
Ground Floor

Approx. 74.9 sq. metres (806.5 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 144.6 sq. metres (1556.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whitsome Road, Derby

Presented by

AKS

THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- IMMACULATELY PRESENTED DETACHED HOUSE
- FANTASTIC SPACIOUS LAYOUT
- REAR KITCHEN-DINING-LIVING SPACE
- FOUR DOUBLE BEDROOMS
- LARGE CORNER PLOT
- DRIVEWAY PARKING AND DETACHED GARAGE
- EPC RATING B



About the area:

A popular suburb of Derby, Stenson Fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87