

New Chestnut Place, Sunnyhill

aksresidential.com

£210,000



This property at a glance:



Watch the video



New Chestnut Place, Sunnyhill



Mikaela says:

"This is a great home with tons of potential! It's in a really good location within walking distance to amenities. It's also tucked away in the corner of a lovely quiet cul-de-sac with driveway parking and a garage just in front of the home.

This home is bigger inside than you'd realise from the outside! There's a really spacious living room diner to the rear and runs open plan into the kitchen, a really great social space! As you walk in there's even a useful entrance hall with a guest WC too. Upstairs, there are 3 good sized bedrooms along with a family bathroom.

The master benefits from a walk in double wardrobe too. The garden is my favourite part of this home. Its low maintenance as it's currently only lawn, so it really offers the scope for you to make it just how you'd like it, not to mention being really private! What a great opportunity for any prospective buyer!"



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Did you spot...

This property is very close to all local amenities



A message from the seller:

"We have lived in this popular location and bought the house when it was brand new. We enjoyed living here for 15 years where we saw our beautiful daughter grow up. The open plan layout meant that we could cook at the same time as watching our daughter play in the living room and garden, as well as outside in the cul de sac. The neighbours were great and there was a good community of children who played with our daughter, although they've now all grown up! We loved the kitchen being on the front of the house as it was convenient for bringing in the shopping. The garage is right outside the front door with room for 2 cars, which is perfect for when friends and family came to visit. Being at the back of the cul de sac well away from the road meant it was quiet and peaceful. The location was perfect for us with ample shops around and a good choice of schools."





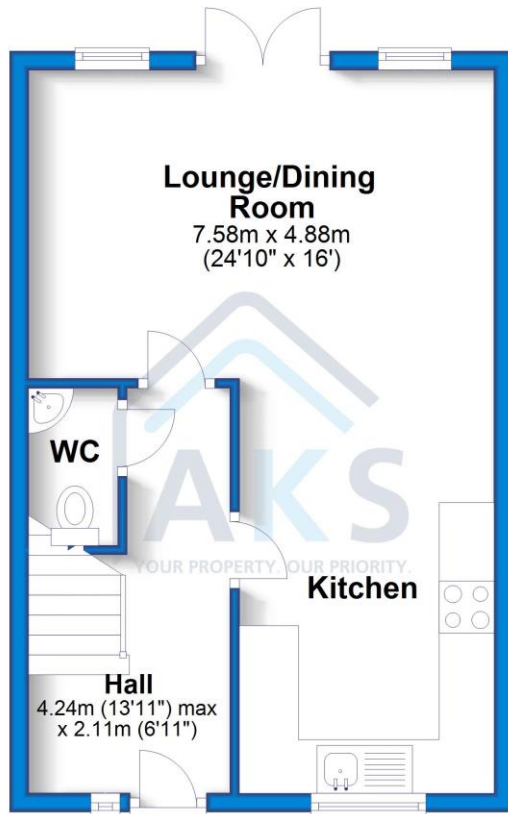
Floor Plan



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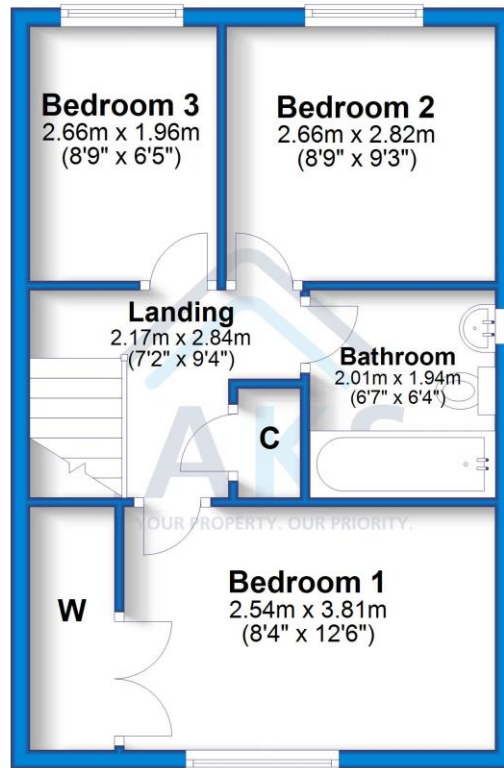
Ground Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 73.3 sq. metres (788.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	79	
(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	



200+ 5 star Google Reviews



Key Features:

- SPACIOUS OPEN PLAN LIVING/DINING/KITCHEN AREA
- ENCLOSED PRIVATE REAR GARDEN
- CLOSE TO LOCAL AMENITIES & CITY CENTRE
- ENTRANCE HALLWAY WITH GUEST WC
- THREE BEDROOM END TERRACE IN CUL DE SAC LOCATION
- SINGLE GARAGE AND DRIVEWAY PARKING



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. 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 Sinfin. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts.



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

