

Oadby Rise, Sunnyhill

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Offers in excess of
£300,000



This property at a glance:



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Watch the video



Oadby Rise, Sunnyhill



Sam says:

"This home is like a tardis, it is so much bigger than it looks and I was pleasantly surprised when I entered into the home. Firstly the porch is really beneficial due to it having access to the converted garage. This is currently a workshop for the current owners who run their business from here. This would work perfectly for anyone that has clients at home for their business as nobody needs to come through the home. The hallway is spacious with plenty of room for coats and shoes. There is a lounge that leads through to the most beautiful garden room which has bi-fold doors out onto the back garden. The kitchen diner is a fantastic size and leads to a utility room and downstairs WC. Further to this there is a back hallway which leads to one of the doubles bedrooms and a large wet room, perfect for guests or an older child needing their own space! Upstairs there are three further double bedrooms, a bathroom and a separate WC. A benefit to this property is that all the bedrooms have air conditioning and downstairs has underfloor heating in the front and back hallway as well as the kitchen diner. Outside the garden is a lovely serene space, easy maintenance and cold open up bigger if the large sheds were not required. Overall I love this home as I think it flows perfectly for family life and is incredibly versatile."



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Did you spot...

This property has a downstairs bedroom and wet room.



A message from the seller:

"We've loved living here with our grown up family, and are only moving because of work requirements. The neighbours are very friendly and a lot of them have been here since the houses were built in 1966. There are lots of green spaces locally which we've enjoyed walking in, and a good range of local shops."





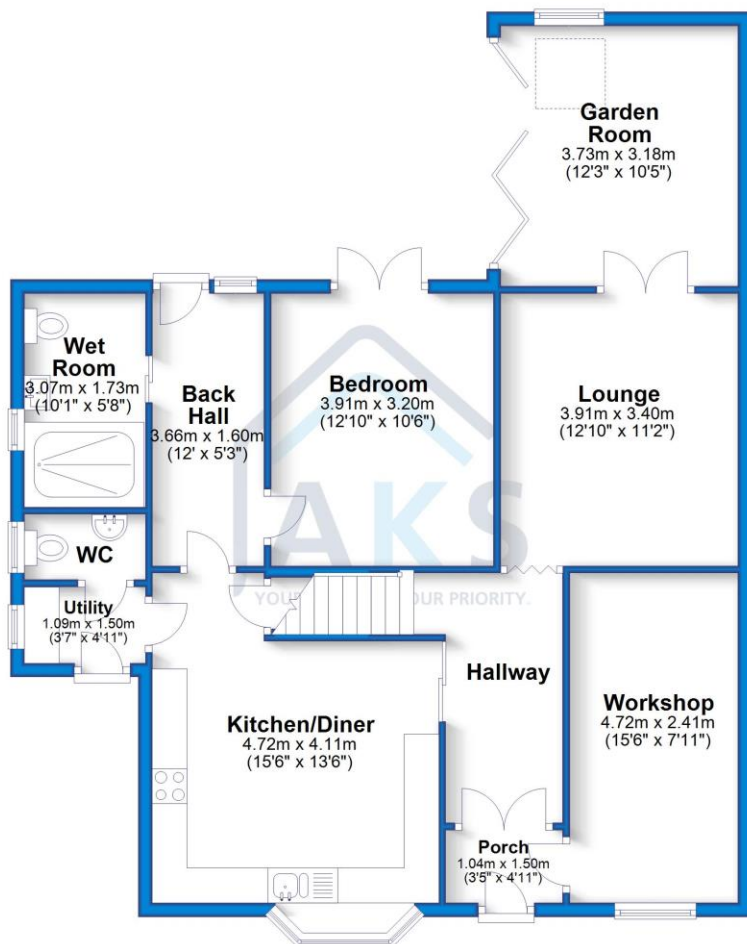
Floor Plan



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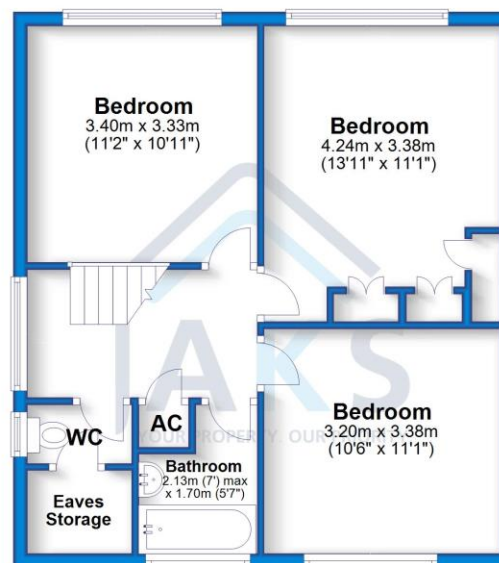
Ground Floor

Approx. 90.0 sq. metres (968.4 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.1 sq. feet)

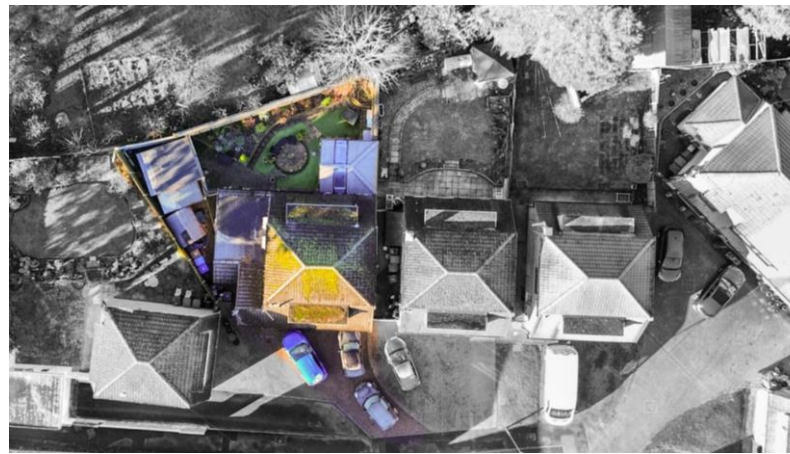


Total area: approx. 141.3 sq. metres (1520.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(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:

- VERSATILE FAMILY HOME
- DRIVEWAY PARKING
- CONVERTED GARAGE
- STUNNING GARDEN ROOM
- DOWNSTAIRS BEDROOM AND A WET ROOM
- AIR CON AND UNDERFLOOR HEATING
- FOUR DOUBLE BEDROOMS
- EPC RATING D



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. 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 Derby Moor Academy or City of Derby Academy in neighbouring Littleover and Sinfen.



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

To book a viewing with
Sam call
01332 30 30 30

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

