

Offers over
£260,000



This property at a glance:



1



3



1



2



B



Watch the video



Martha Road, Derby



Mikaela says:

"This home is in such a great location! Langley Country Park is a modern and family friendly area and this home itself is very close to a park and numerous lovely walks. To the front, there's side by side double driveway parking which is just off the road on a private driveway. Inside, the living room looks out to the front and is a bright and welcoming room with a modern feature fireplace and stairs leading up to the next floor. The kitchen diner benefits from integrated appliances, space for a washing machine and drier and even a breakfast bar. There are also doors out to the lovely garden! Upstairs, there are two double bedrooms and one single room. The master has some fitted sliding wardrobes which is really handy. There's also a modern family bathroom with a shower over the bath. My favourite thing about this home has to be the garden. The current owners have put lots of thought into sectioning it to make it a really lovely place to be. There's a great decked area, slabs for outdoor furniture, artificial lawn and plenty of room for sheds and other belongings. There's even some fantastic bench seating that they've created that makes a great social space!"



Martha Road, Derby



Did you spot...

This well-presented semi-detached house is located within the catchment area for Ecclesbourne School



A message from the seller:

"We bought this house when it was just a plot number 7 years ago. It has become a beautiful home for us and our 2 children on a beautiful estate with lots of great walks near by and a park centrally located. Our garden has had a lot of love put into it and is a great social space as well as a perfect space for the kids in the summer."





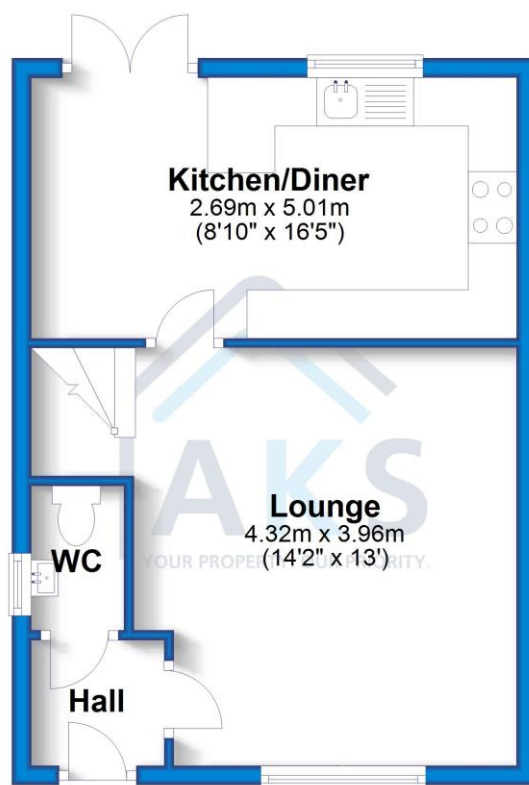
Floor Plan



aksresidential.com

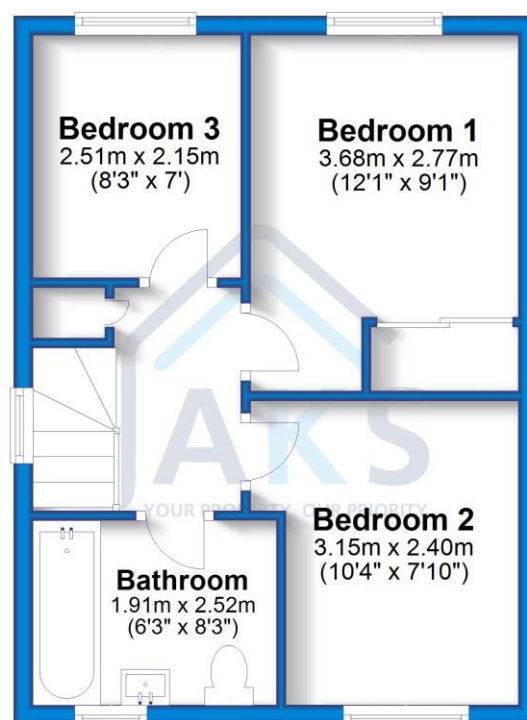
Ground Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 70.4 sq. metres (758.0 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	81	
(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	



Key Features:

- EPC RATING B
- FANTASTIC LANDSCAPED GARDEN WITH ARTIFICIAL GRASS
- KITCHEN DINER TO THE REAR
- GREAT LOCATION CLOSE TO PARKS AND WALKS
- SIDE BY SIDE DRIVEWAY PARKING



About the area:

Langley Country Park is a popular development, especially for families! There is a local Co-op on the estate as well as a park for children! The property is just a 5 minute drive from Markeaton Park, has easy access to the A52 and A38 making it a great location for commuters too. Within a short Drive from the property in neighbouring Mickleover there is a Tesco supermarket, Sainsburys local, Post Office, restaurants and takeaways and a petrol station. There are several pubs close by and also it is within walking distance to Hackwood Farm.



Schools:

Maple View Primary School is within walking distance from the property and it is within the catchment area for the sought after Ecclesbourne School.



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**

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

