

Offers in excess of  
**£200,000**



This property at a glance:



1



2



1



2



E



Watch the video





# St. Albans Road, Derby



## Mikaela says:

*"It's all about location location location with this great property! You're within walking distance to the hospital which is great for the many medical professionals working nearby, as well as being within walking distance to the city. To the front, this home benefits from side by side driveway parking as well as a carport. It's also on a road where parking is permit only, so even less risk of the street being cluttered with cars! Inside, the hallway leads through into a bright and inviting living room with a big bay window and plenty of space for furniture. There's also a kitchen diner which has a spacious dining area big enough for a family sized dining table, as well as cupboard and worktop space. There's even a conservatory that the current owners are using as a utility room. It's plenty big enough for multiple white goods and you could easily incorporate some furniture. Upstairs there are two generously sized bedrooms, the master benefitting from fitted sliding wardrobes and a large bay window. There's even a good sized family bathroom upstairs with a shower over the bath. Outside to the rear, there's a lovely garden which is mainly grass. There's also a patio area for outdoor furniture and space for a shed which the owners have currently. The real bonus of the back garden is that there's nothing behind you, just a lovely green space!"*



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

# St. Albans Road, Derby



## Did you spot...

*This property is within walking distance of Royal Derby Hospital and the City Centre.*



## A message from the seller:

*"We've loved living here! It was our first house as a newly-married couple and has really felt like home for us, but we are now having to upsize as we hope to start a family. It's been great for working at the hospital, as well as being close to Kingsway and just opposite Darcy's!"*







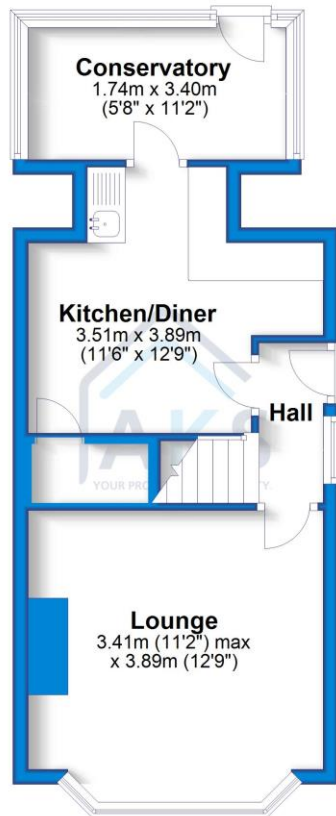
# Floor Plan



aksresidential.com

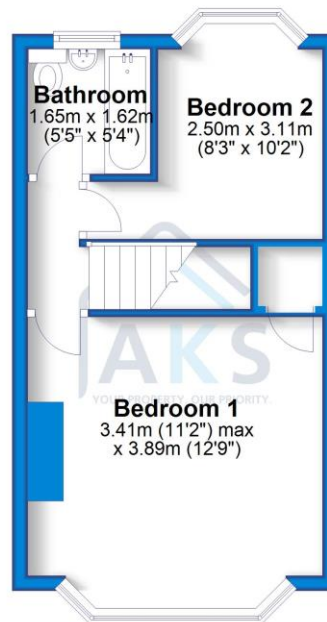
## Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- GREAT LOCATION CLOSE TO THE HOSPITAL AND CITY
- 2 GOOD SIZED BEDROOMS
- SIDE BY SIDE DRIVEWAY PARKING
- GREEN SPACE TO THE REAR
- KITCHEN DINER
- CONSERVATORY



## About the area:

In this popular area of Derby, there are plenty of local amenities around. There are local shops, takeaways and easy access to the main road links. Alongside the secondary Schools, 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 distance from the Ring Road too. A great location close to everything you might need.



## Schools:

There are primary schools nearby and the secondary schools close by are Littleover Community School and Derby Moor Academy.



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

