

Instow Drive, Sunnyhill

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£245,000



This property at a glance:



2



3



1



4



C



Watch the video

Instow Drive, Sunnyhill

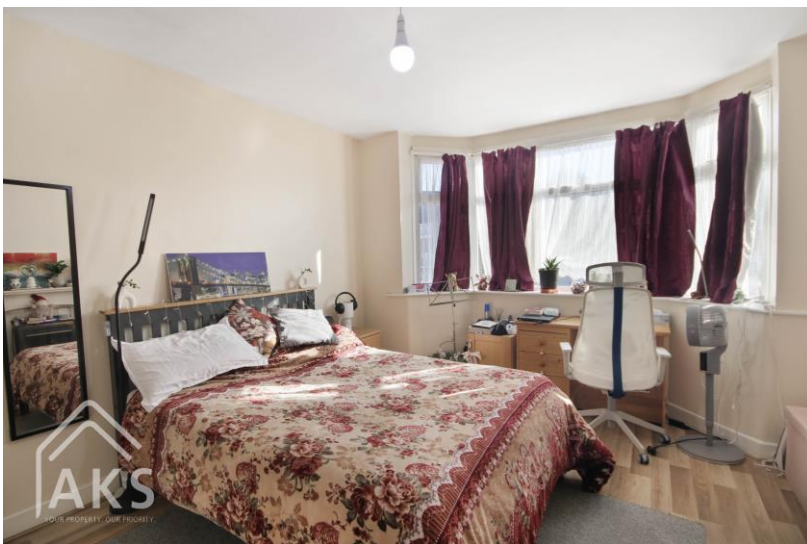


Sam says:

"This would make a fantastic family home. The location is just great. All amenities you may need are within walking distance. To the front, there's a large driveway with a gate which leads down the side of the house, offering even more parking in front of a large single garage. To the back of the garage a workshop space has been incorporated too! Downstairs there are two reception rooms, one to the front of the property with a large bay window and one to the back, both equal in size so really great spaces! There's also a kitchen with space for appliances and plenty of cupboards too, along with access to a handy outhouse. Upstairs, the landing is a lovely light and bright space with a window flooding the space with natural light. There are two great sized double bedrooms, both with fitted wardrobes which is really useful. There's a single bedroom too, as well as the family bathroom with a shower over the bath and a separate toilet. The garden has got to be my favourite part, it's a peaceful, private and low maintenance space."



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Instow Drive, Sunnyhill



Did you spot...

This 3 bed home in a quiet area has a single garage, workshop and 2 reception rooms



A message from the seller:

"Welcome to No.12 Instow Drive! Selling this house is very bittersweet as we have had many memories with this house over the past 4 years. It's the perfect space for a growing family / first home with plenty of storage and the potential to make it your own! We already know you will love the tranquil garden as much as we do! It's in a great location with shops, play parks, libraries and local green spaces all within a walking distance. We have the loveliest of neighbours. We're sure you'll love it here."

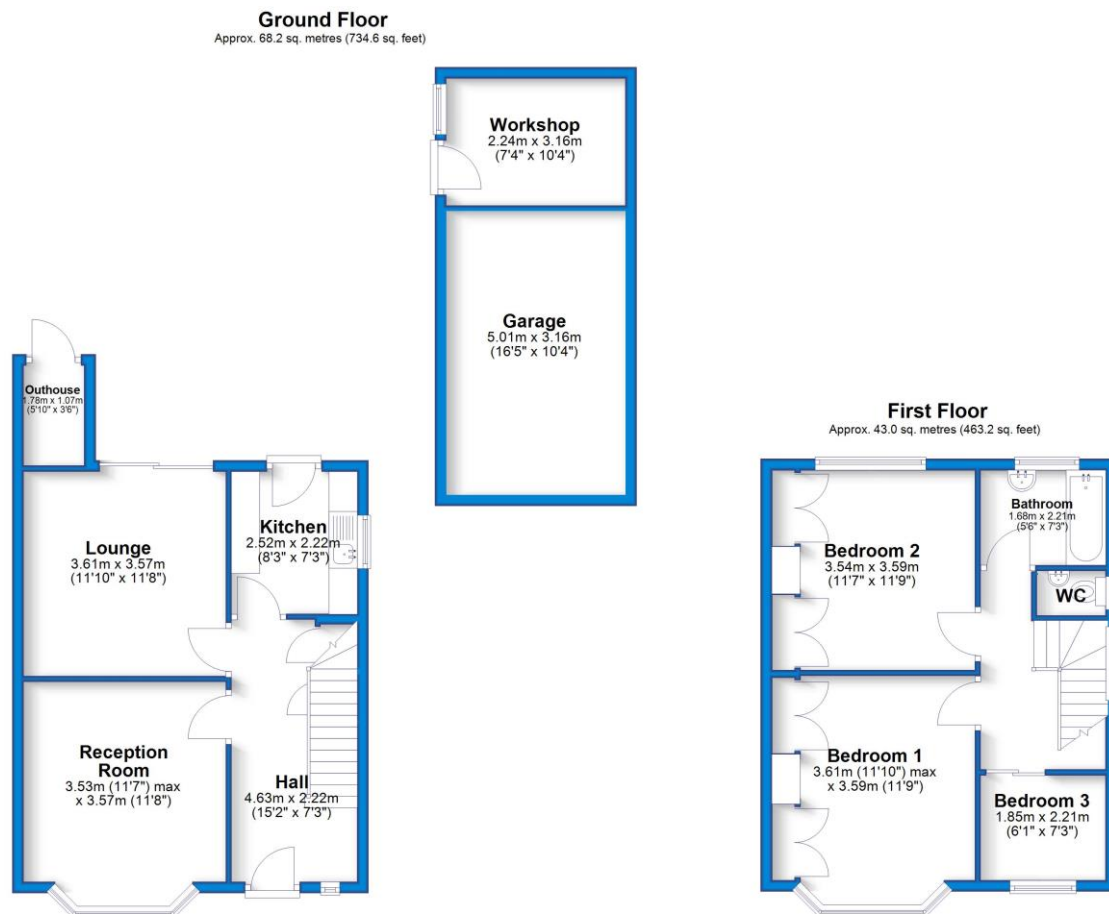




Floor Plan



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Total area: approx. 111.3 sq. metres (1197.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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:

- NICE QUIET AREA
- EPC RATING C
- LARGE DRIVEWAY AND SINGLE GARAGE
- LOTS OF FITTED BEDROOM STORAGE
- PRIVATE GARDEN



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.



200+ 5 star Google Reviews



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

