

Drage Street, Derby

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Offers in excess of
£210,000



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This property at a glance:



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Drage Street, Derby



Mikaela says:

"This home really took me by surprise, what a hidden gem! The cosy feel hits you the moment you walk in with a good sized, bright and welcoming family lounge. You then walk past a handy under stairs cupboard into a beautifully presented dining area with plenty of space for a large dining table. The charming country-style kitchen blends rustic warmth with a modern touch, featuring an integrated dishwasher, space for some free standing appliances and a classic Belfast sink perfectly positioned to enjoy the lovely views over the garden. The middle floor has two bright, well-decorated bedrooms, each with plenty of space and room for storage, along with a stunning modern family bathroom featuring a luxurious free-standing bath and a separate walk-in shower. The top floor reveals a spacious bedroom, filled with natural light from the beautiful velux windows, and the great feature of a walk in wardrobe, an unexpected touch of luxury in a home of this size!

The garden is a lovely space. There's a great little archway adding a touch of character and handy side access for your bins. There's a built-in seating area that's perfect for relaxing and you've got plenty of room for storage with two large sheds at the back. Some lawn and patio space help create space for play and outdoor dining! This is a well placed family home with lots to offer!"



Drage Street, Derby



Did you spot...

This lovely family home has a walk in wardrobe in the main bedroom



A message from the seller:

"We have loved living in this house for the past 8 years, enjoying the summers in the south facing garden. It's been a great location, being in close proximity to town, Darley Park and Darley Abbey Mills. All the neighbours are friendly and there is a great community spirit with events happening throughout the year such as picnic on the green & christmas markets"

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Floor Plan

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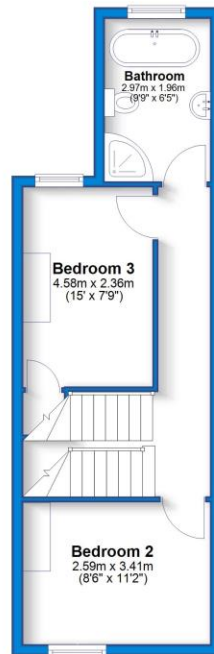
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



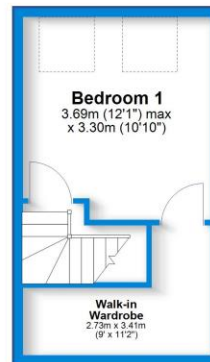
First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Second Floor

Approx. 21.2 sq. metres (228.7 sq. feet)



Total area: approx. 94.7 sq. metres (1018.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Drage Street, Derby

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Key Features:

- 3 BEDROOM, 3 STOREY MID TERRACE HOME
- TWO RECEPTION ROOMS AND A MODERN KITCHEN
- CLOSE TO AMENITIES AND RECREATIONAL SPACE
- WALK IN WARDROBE TO BEDROOM 1
- 4 PIECE FAMILY BATHROOM WITH BEAUTIFUL FREESTANDING BATH
- EPC RATING D

About the area:

The area around Drage Street near Chester Green is highly convenient and well served. Local amenities are good, with convenience stores just a few minutes' walk, plus some nearby larger supermarkets. Transport links are great here too, you're under 1.2 miles from Derby railway station, and there are frequent bus routes nearby.



Schools:

. You'll find several good nearby primary schools (Derwent, Beaufort) and Landau Forte secondary school all within about half-a mile.



300+ 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



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