

# Nevinson Avenue, Sunnyhill

aksresidential.com

Offers in excess of  
**£280,000**



**AKS**  
THE ESTATE AGENCY

This property at a glance:



Watch the video

# Nevinson Avenue, Sunnyhill



## Mikaela says:

“This is such a spacious and versatile home. Outside, it has plenty of kerb appeal and two parking spaces. Heading inside, the hallway is a modern, bright and inviting space which leads you through into a spacious living room through diner. The bay window is a lovely feature allowing lots of natural light into the space.

There’s a good sized kitchen with plenty of countertop and cupboard space and even a breakfast bar! The utility room just off the kitchen then leads out into the garden. The downstairs extension is a fantastic space and incorporates a large bedroom and a wet room which is really handy if you had a teen who’d like their own space or an elderly relative who you need closer by!

Upstairs, there are two double bedrooms and a generous single, all of which have fitted cupboard space which is great. The family bathroom is a neutral and modern room which has a shower over the bath. Outside, there’s a surprisingly large garden with lots of lawn, a patio area and even a raised area with even more space for outdoor furniture. The single garage can be accessed here too!

Overall this is a spacious and versatile property in a great area close to amenities and would make a lovely family home”.

**AKS**  
THE ESTATE AGENCY  
[aksresidential.com](https://www.aksresidential.com)



# Nevinson Avenue, Sunnyhill



## Did you spot...

This fantastic family home has a downstairs bedroom and WC



## A message from the seller:

"Welcome to our home. After 11 wonderful years here, it's time for a new chapter as our children have grown and now wanting a new adventure. This house has been the heart of so many memories - from school runs to quiet evenings in the garden and walks in the area. We've loved the balance of being close to local shops, pubs and cafes, while still having peaceful green spaces just around the corner. The community here is warm and supportive and we have built some lifelong friendships with the neighbours. We're sad to say goodbye, but we know the new owners will find just as much happiness."

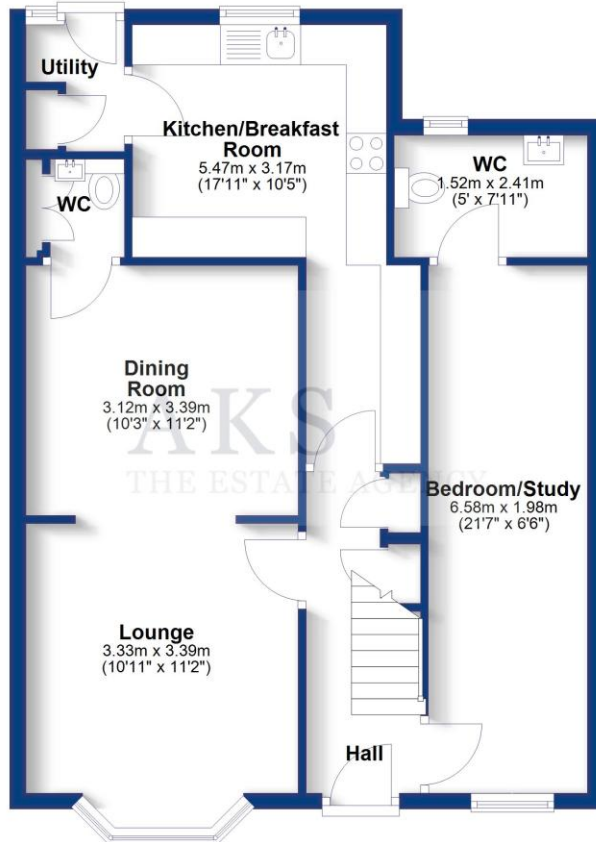
**AKS**  
THE ESTATE AGENCY



# Floor Plan

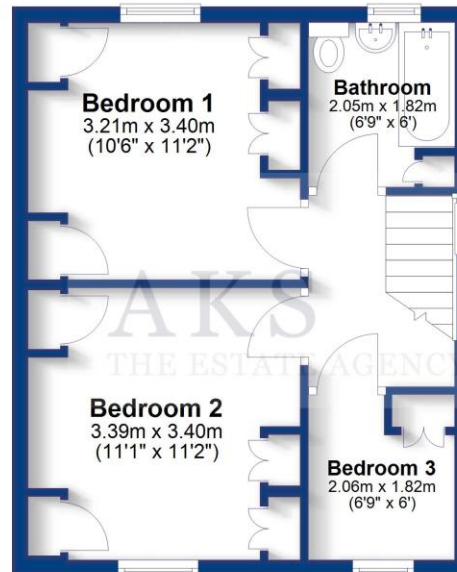
## Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.2 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>	72	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Nevinson Avenue, Sunnyhill

Presented by

**AKS**  
THE ESTATE AGENCY



300+ 5 star Google Reviews



## Key Features:

- EXTENDED 4 BEDROOM PROPERTY
- SOUGHT AFTER AREA CLOSE TO AMENITIES
- EXTENSION INCORPORATES BEDROOM AND WC
- BREAKFAST KITCHEN WITH UTILITY ROOM
- LARGE GARDEN
- EPC RATING C



## 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 Sinfin.



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](#)

