

Elwick Road, Derby

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£325,000



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This property at a glance:



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TORCH

Elwick Road, Derby



Mikaela says:

"This is a wonderful three-bedroom detached home, and I can completely see why it works so well for family life. From the moment I walked through the door, I was struck by how bright and welcoming it feels. The spacious entrance hall creates a lovely first impression, and having a handy guest WC just off the hallway is something I know families and visitors alike will appreciate.

For me, the kitchen is the real heart of the home. It's sleek, modern and beautifully presented, with glossy units, a breakfast bar, and plenty of space for a family dining table. I particularly love the doors leading straight out to the garden, as they allow the indoor and outdoor spaces to flow together so effortlessly, especially during the warmer months. Just off the kitchen, there's also a practical utility room, which is ideal for keeping laundry and everyday household tasks tucked away. From here, you also have convenient side access to the property, something that makes day-to-day family life that little bit easier.

The living room is another standout space. It's cosy and comfortable, yet wonderfully bright thanks to the three windows that flood the room with natural light throughout the day. I can easily imagine it being the perfect place to relax with family or unwind after a busy day.

Upstairs, I was impressed by the size of all three bedrooms. Each offers generous proportions, giving plenty of flexibility as family needs change over time. The principal bedroom feels especially inviting, with fitted wardrobes providing excellent storage and the added luxury of its own en-suite shower room. The family bathroom is stylish and practical, finished in neutral tones with a shower over the bath, making it ideal for everyday family life.

What really sets this property apart for me, though, is the low maintenance garden. The corner plot position is a huge advantage, and because there are no adjoining gardens, it enjoys a wonderful sense of privacy that's increasingly hard to find. The garden also benefits from sunshine throughout the day, making it a fantastic space to enjoy from morning through to evening. At the rear of the garden, the garage has been cleverly converted into a dedicated home office, fully insulated and equipped with power and Wi-Fi, creating the perfect space for remote working or running a business from home. There's also convenient side access, and with parking for two to three vehicles, day-to-day family life is made that little bit easier.

Overall, I think this is a fantastic family home in a highly sought-after location. With village amenities, well-regarded schools, and everyday conveniences all close by, it offers the perfect combination of space, comfort, privacy, and practicality".



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Elwick Road, Derby



Did you spot...

This fantastic family home has a garage partly converted into an office



A message from the seller:

"I have happily called this house home for the past six and a half years. One of the things I have loved most is its perfect location – surrounded by beautiful countryside while still being close enough to enjoy all the benefits and energy of city life. The garden has been a real highlight throughout the warmer months, providing the perfect space for relaxing, entertaining, and hosting summer gatherings with family and friends. During the festive season, I have always loved decorating the frontage of the house with Christmas lights, creating a warm and welcoming feel that makes it especially magical at that time of year. The separate office conversion in the garage has also been a useful addition, providing a dedicated space to work from home when needed. Most importantly, this house has been the perfect home for our family, creating so many wonderful memories over the years. I hope its next owners will love living here just as much as we have".

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Floor Plan

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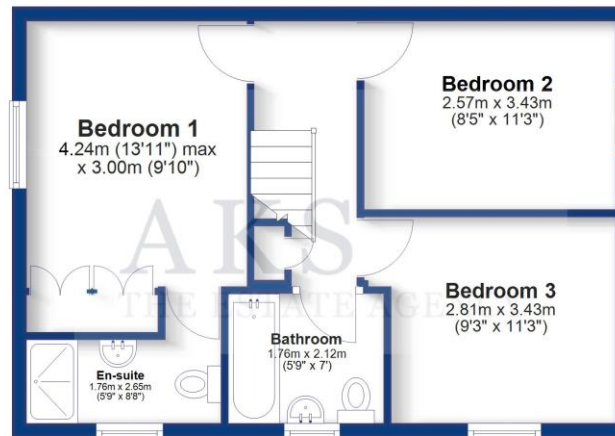
Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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	

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Key Features:

- THREE BEDROOM DETACHED HOUSE
- EPC RATING B
- FANTASTIC CORNER PLOT
- PART CONVERTED GARAGE TO INCLUDE A HOME OFFICE
- QUIET CUL DE SAC LOCATION WITH FIELD VIEWS
- SINGLE GARAGE AND DRIVEWAY PARKING



About the area:

A popular suburb of Derby, Stenson Fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



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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