Uttoxeter New Road, Derby

aksresidential.com

£190,000



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This property at a glance:

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Watch the video

Uttoxeter New Road, Derby











Mikaela says:

"For me, one of the biggest draws here is the location. Being within walking distance of Derby Hospital is incredibly convenient, while Derby city centre is also close by. You've got shops, everyday amenities and a park nearby too, so whether you're heading to work, popping into town or simply getting out for some fresh air, so much is within easy reach.

Inside, there's a really good amount of space. The living room feels comfortable and welcoming, leading through to a second reception room which I think works particularly well as a dining room or somewhere to sit and catch up with family and friends. I also really like the way this space connects through to the kitchen and then out into the garden — it gives the downstairs a naturally sociable feel.

Upstairs, there are two generous double bedrooms, a further single bedroom and the family bathroom, so there's plenty of flexibility depending on how you want to use the space. The second bedroom in particular is a great size, giving you plenty of room for bedroom furniture without feeling cramped.

Outside, there's gated parking for one car, while the rear garden is arranged over different levels with a mixture of patio and gravel. I think this could become a really lovely outdoor space with a little imagination, whether you're after somewhere to sit and enjoy the sunshine, a space for children or simply somewhere to potter around and make your own.

The house would benefit from some updating, but that's also where I think a lot of its appeal comes from. There's a great foundation here, with the space and layout already in place, giving the next owner the opportunity to modernise it and really make it their own.

For me, it's the combination of the location, the amount of space and the potential to put your own stamp on it that makes this one worth seeing. If those are all on your wish list, I'd definitely recommend a viewing."

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Did you spot...

This fantastic home is available with no upward chain

A message from the seller:

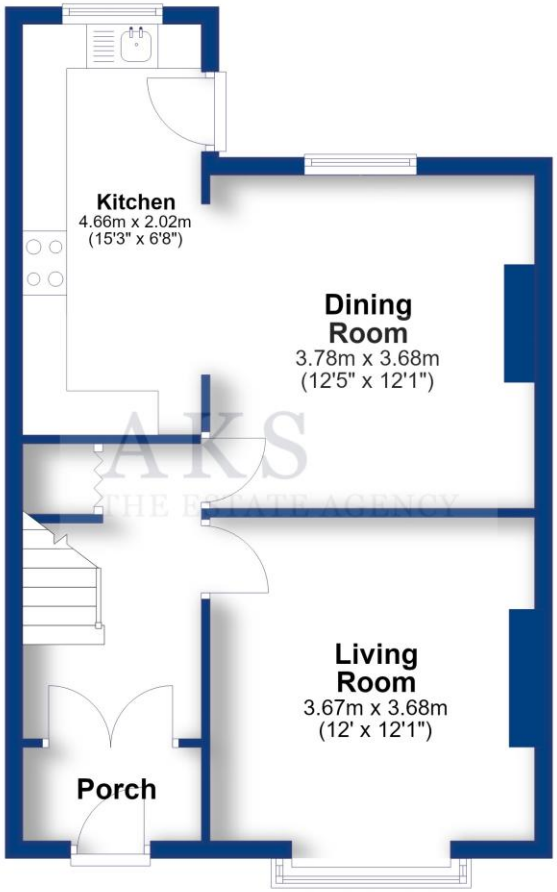
"It is with a heavy heart that we say goodbye to our family home after more than 50 years. Sadly, the time has come for me to move into a care home, making this an incredibly emotional goodbye. We have so many happy memories here and have always felt a real part of the local community. The location has also been perfect for us, with the town, schools, university, hospitals and easy access to the A38 and A50 all close by."

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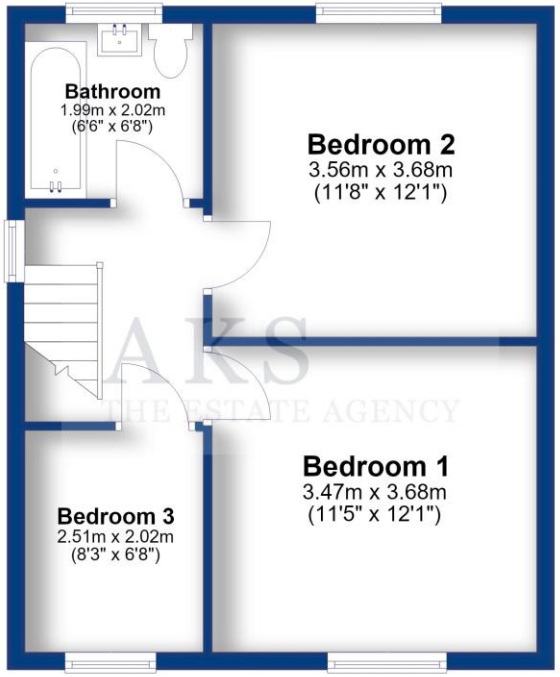
Floor Plan

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Ground Floor
Approx. 47.6 sq. metres (512.1 sq. feet)

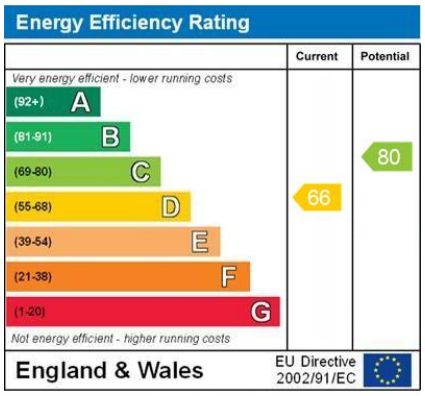


First Floor
Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 89.0 sq. metres (957.7 sq. feet)

Energy Performance Certificate



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Key Features:

- NO UPWARD CHAIN
- WALKING DISTANCE TO AMENITIES, ROYAL DERBY HOSPITAL AND CITY CENTRE
- GATED PARKING TO THE REAR FOR 1 VEHICLE
- 2 SPACIOUS RECEPTION ROOMS
- 2 SPACIOUS DOUBLE BEDROOMS AND 1 SINGLE ROOM
- EPC RATING D

About the area:

Uttoxeter New Road is located just outside Derby's main shopping and business district, making it ideal for anyone who wants to be close to the city centre without being right in the middle of the hustle and bustle.

Schools:

There are several schools and nurseries in the surrounding area, and the University of Derby is only a short drive away, making this location appealing for students and academics as well as families.

★★★★★

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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