

Summer Wood Court, Derby

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Offers in excess of
£390,000



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This property at a glance:



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Summer Wood Court, Derby



Mikaela says:

The thing that really stands out to me with this home is just how much space it offers, it's one of those properties where you walk in and immediately feel the potential. Downstairs you've got two lovely reception rooms that can be used in all sorts of ways depending on your needs, plus a good-sized kitchen with room for an American-style fridge freezer. The separate utility room is a large space and such a practical bonus for busy family life with the added benefit of direct access into the integral garage. There's also a generous conservatory that brings in lots of natural light, and some handy storage just off the dining area which is always appreciated.

Upstairs, the layout works brilliantly for a growing family. You've got three double bedrooms and two singles, so no one is fighting for space. There's an en-suite, a family bathroom, and even a dedicated study area which is ideal for anyone working from home, something more people need now.

Outside, the spacious feel continues. To the front, you've got a private driveway tucked safely away from the road with parking for up to five vehicles, plus an integral garage. The rear garden is a really good size, not overlooked, and has a lovely peaceful feel to it. The whole plot feels private and nicely tucked away, which adds to the sense of calm. The trees at the front give you that extra bit of seclusion, and just beyond them you've got the ever-popular Sunnydale Park, perfect for dog walks, children, or just getting some fresh air.

If you're looking for a spacious property that already works well but also has the potential to become an incredible long-term family home, this one really does tick a lot of boxes. It's the kind of place you can grow into and make your own".

Summer Wood Court, Derby



Did you spot...

This spacious family home has a recently renovated kitchen and bathroom



A message from the seller:

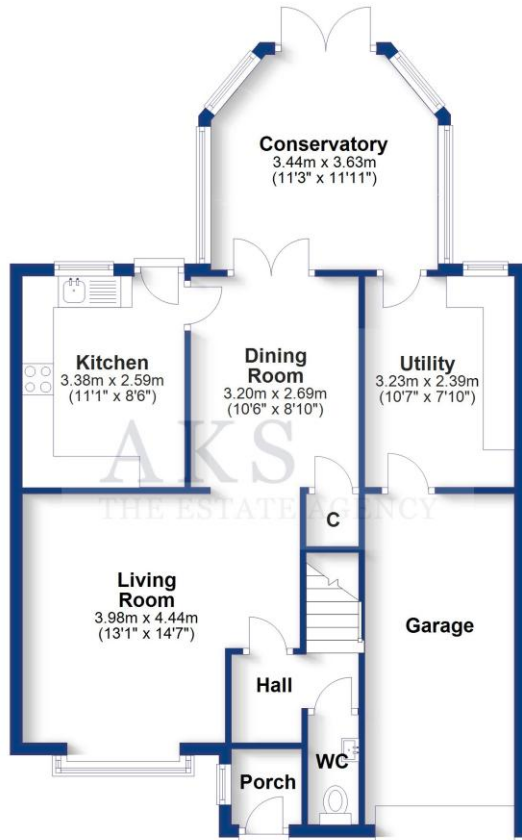
"Welcome to this much-loved family home, now ready for new owners to enjoy. We've had the pleasure of living here for 15 years and renting it out for the past five, but after 20 years of ownership, we're ready to move on and let someone else enjoy the wonderful lifestyle this property offers. One of the standout features of this property is its fantastic location. You'll be just a short walk from local shops, with easy access to parks, a swimming pool, and a highly-regarded local school—perfect for a growing family. The green space directly in front of the house adds to the sense of community, and the play areas nearby are a bonus for young children. The home itself is approximately 30 years old and south-facing, offering plenty of sunlight throughout the day, especially in the garden, where you can relax and soak up the rays. From the front bedroom windows, you'll enjoy sunset views—truly a highlight of living here. Inside, the property has been recently updated with a new kitchen, bathroom, and hallway tiling, giving it a fresh and modern feel. A new boiler was also installed in April 2024, located in the kitchen. The loft space is partly boarded, providing extra storage. To top it off, we've been blessed with wonderful neighbours on both sides, creating a friendly and welcoming atmosphere. This home is ready to provide the same comfort and joy to a new family. Don't miss out on this opportunity to make it your own!"

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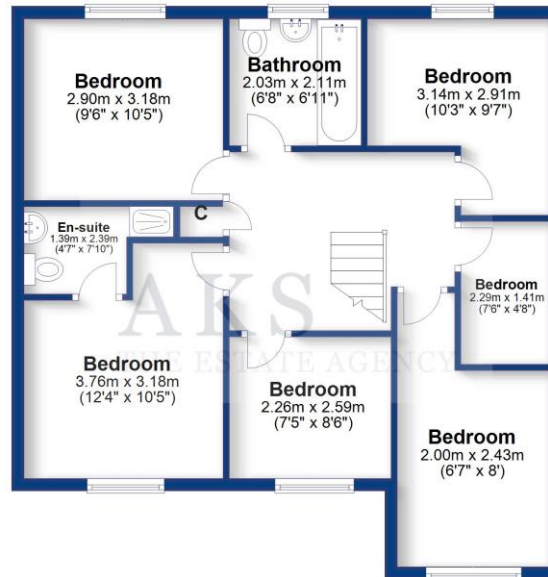


Floor Plan

Ground Floor
Approx. 76.0 sq. metres (818.0 sq. feet)



First Floor
Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 141.2 sq. metres (1519.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(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:

- NO ONWARD CHAIN
- RECENTLY UPDATED KITCHEN AND BATHROOM
- 5 BEDROOMS AND A STUDY
- SPACIOUS FAMILY LIVING
- TUCKED AWAY ON A PRIVATE DRIVE
- FANTASTIC CUL-DE-SAC LOCATION
- EPC RATING D
- INTEGRAL GARAGE AND PARKING FOR MULTIPLE VEHICLES



About the area:

A popular suburb of Derby, Littleover has plenty of local amenities around, from a Co-op, 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 Littleover Community School or Derby Moor Academy in Littleover.



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

