

# Richardson Way, Derby

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Offers in excess of  
**£300,000**



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This property at a glance:



Watch the video



TORCG

# Richardson Way, Derby



## Jodie says:

“This is one of those homes that just feels right from the moment you walk through the door. The layout has been thoughtfully designed for modern family life, with a spacious kitchen diner at its heart that’s perfect for everything from busy weekday mornings to hosting family and friends, with its glossy finish and spacious dining area, it’s really the hub of the home. The glass doors between the living spaces are a lovely touch, allowing natural light to flow throughout the ground floor while keeping a sense of definition between the rooms.

I particularly love the living room, which stretches the full length of the house and feels both cosy and spacious at the same time. With patio doors opening onto the garden, it offers plenty of room for the whole family to relax.

Upstairs, the main bedroom benefits from its own dressing area and en suite, creating a practical and private retreat, while two further bedrooms are served by the family bathroom. Outside, the south-facing garden has been designed to be enjoyed, with modern astro turf, a gorgeous seating area and plenty of space to relax or entertain.

For me, this is one of the standout features of the home, it’s low maintenance, beautifully presented and gets the sun throughout the day, making it a space you’ll find yourself using as much as the rooms inside.”



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## Did you spot...

This beautiful family home has a low maintenance South facing garden



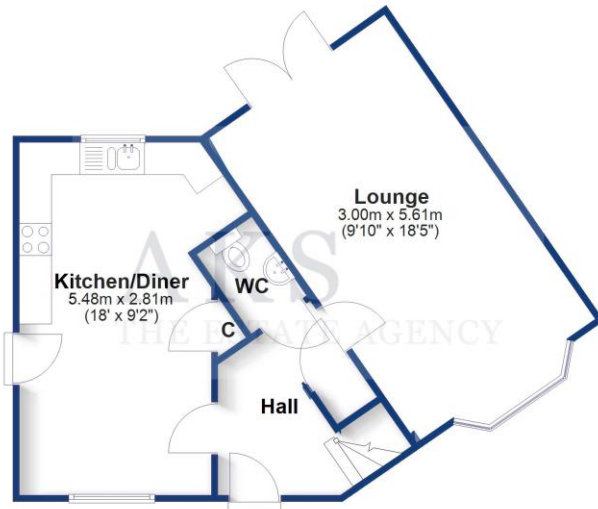
## A message from the seller:

"The first time we set foot in our house, we fell in love with the space in the hallway and the light streaming into every room. The extra work that clearly went into the kitchen and bathrooms set the property apart from the other places we had seen. Our favourite spot is under the veranda on a warm, summer evening, watching the house martins dart between the gardens around us."

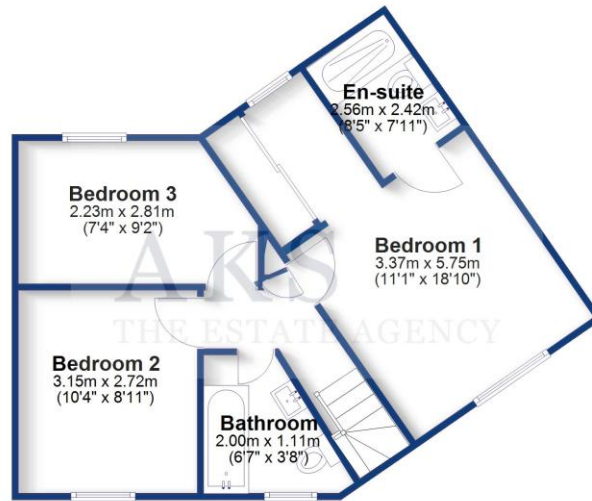
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# Floor Plan

**Ground Floor**  
Approx. 45.5 sq. metres (489.5 sq. feet)



**First Floor**  
Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 90.3 sq. metres (971.9 sq. feet)



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>	<b>77 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- THREE BEDROOM DETACHED HOME
- WALKING DISTANCE TO VILLAGE AMENITIES
- OPEN PLAN KITCHEN-DINING-LIVING SPACE
- SOUTH FACING, LOW MAINTENANCE GARDEN
- MAIN BEDROOM WITH EN-SUITE
- EPC RATING C



## About the area:

Langley Country Park is a popular development, especially for families! There is a local Co-op on the estate as well as a park for children! The property is just a 5 minute drive from Markeaton Park, has easy access to the A52 and A38 making it a great location for commuters too. Within a short Drive from the property in neighbouring Mickleover there is a Tesco supermarket, Sainsburys local, Post Office, restaurants and takeaways and a petrol station. There are several pubs close by.



## Schools:

It is in close proximity to the Kirk Langley primary school and Quarndon Primary School. It is within the catchment area for the sought after Ecclesbourne School.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call **01332 30 30 30**

[Click here](#) to watch the property video

