

Carlton Drive, Shelton Lock

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Offers in excess of
£250,000



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This property at a glance:



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Carlton Drive, Shelton Lock



Jodie says:

“As you step inside this beautifully renovated three bedroom semi detached house you'll instantly feel at home. The entrance hallway sets the scene perfectly, bright, welcoming, and tastefully decorated.

At the front of the house, the living room is full of character, with its charming bow window and cosy log burner, the ideal spot to unwind on a chilly evening. Head to the back and you'll find the heart of the home, a modern sage-green kitchen and dining space. With sleek finishes, plenty of room for family meals, and sliding doors opening straight onto the garden, it's a space made for both everyday living and entertaining too!

Upstairs, there are three bedrooms, two generous doubles and a smaller room that works perfectly as a child's bedroom, nursery, or home office. The family bathroom is fresh and modern, a great design for a busy household.

Outside, the south-west facing garden is a real highlight. I can imagine stepping out onto the patio for a morning coffee, enjoying the lawn for play or relaxation, and making the most of the summer house and storage shed. With a pathway running from front to back, it's practical as well as inviting, a garden that's ready to be enjoyed year-round.

This is the perfect home if you like character but are looking for somewhere you can move straight in to and enjoy from day one.”

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Did you spot...

This lovely home has a cosy front room and a log burner



A message from the seller:

"Welcome to our beautiful home! Over the last 3.5 years we have put in a huge amount of work and love into creating the comfortable home and garden we have come to love. We were planning for this to be our home for longer, however, our priorities have now changed, and we have decided to relocate to the South Coast to be much closer to our children. We have had a great relationship with neighbours on both sides of the property and we are very sad to be moving on sooner than planned. The garden room has enabled us to make the most of the garden all year round - it's been a great area to enjoy our crafts, and also a great addition to BBQs and parties throughout the year. During the winter we have really enjoyed the cosiness of the log burner."

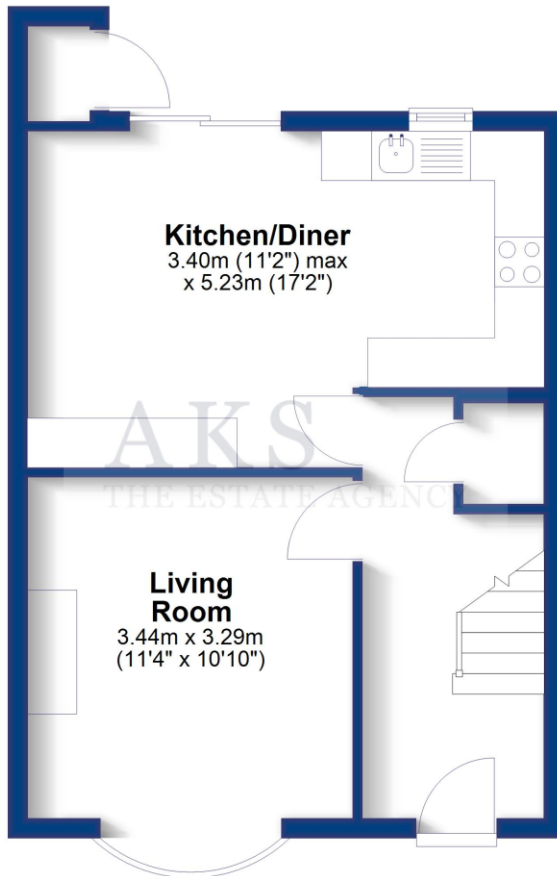
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Floor Plan

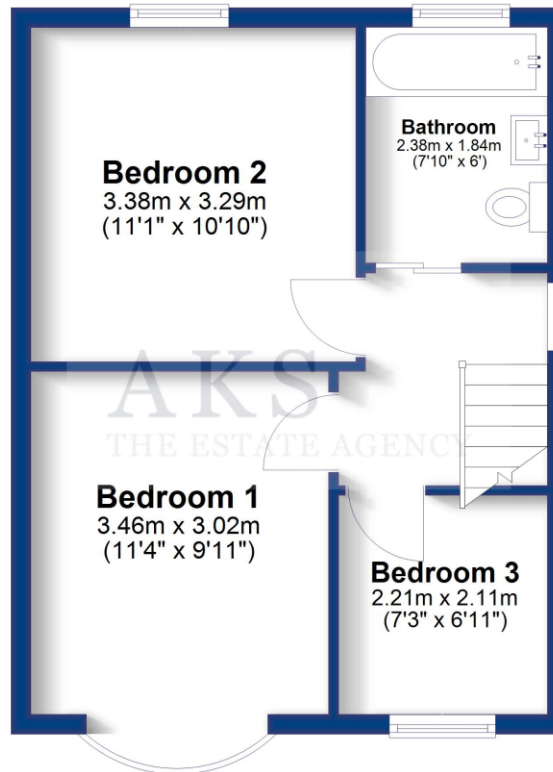
Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 73.8 sq. metres (794.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Key Features:

- 3 BEDROOM SEMI-DETACHED HOUSE
- BEAUTIFULLY RENOVATED THROUGHOUT
- MODERN KITCHEN-DINER
- MODERN FAMILY BATHROOM
- LARGE GARDEN WITH SUMMER HOUSE AND STORAGE SHED
- EPC TBC



About the area:

Shelton Lock is a peaceful residential suburb in the south of Derby, known for its friendly community feel and convenient access to local amenities. Well-connected by bus routes and road networks, making commuting into Derby and surrounding areas straightforward. Schools, shops, and everyday conveniences are within easy reach, while Derby city centre offers a wider range of shopping, dining, and entertainment options.



Schools:



300+ 5 star Google Reviews



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

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

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the property video



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