

£170,000



AKS
THE ESTATE AGENCY

This property at a glance:



Watch the video



Lyttelton Street, Derby



Mikaela says:

“This beautifully renovated home has been stripped back and thoughtfully modernised, making it ideal for anyone looking to move straight in. I love that rather than opting for plain white walls, the owners have carefully chosen a warm neutral tone throughout, creating a welcoming and inviting feel that flows seamlessly from room to room. The same considered approach has been taken with the carpets, adding to the sense of comfort and homeliness.

The living room sits at the front of the property and, while there is no fireplace, the clever layout features recessed walls that form natural alcoves, perfect for shelving or freestanding units. To the rear of the home is the kitchen, finished in a fresh, modern style that remains in keeping with the age and character of the house. It's a practical and well-designed space, complete with a generous under-stairs storage cupboard and direct access out to the garden.

Upstairs, the property offers three well-proportioned bedrooms, two doubles and a single, along with a stylishly finished bathroom featuring a crisp white three-piece suite complemented by sleek black fixtures.

Outside, the garden has been stripped back to provide a blank canvas, ready for the next owner to make their own. I think this would make the perfect starter home or a great opportunity for an investor.”

Lyttelton Street, Derby



Did you spot...

This fantastic family home has new electrics, carpets and plastering throughout



A message from the seller:

"We've renovated this house with the idea that it will be a beautiful first time family home for somebody. It wasn't very well looked after before and wasn't working as functionally as it could so we've made it more inviting, welcoming and homely so that somebody looking to buy can just move straight in and doesn't need to stress themselves out renovating anything but still has a lovely family home".

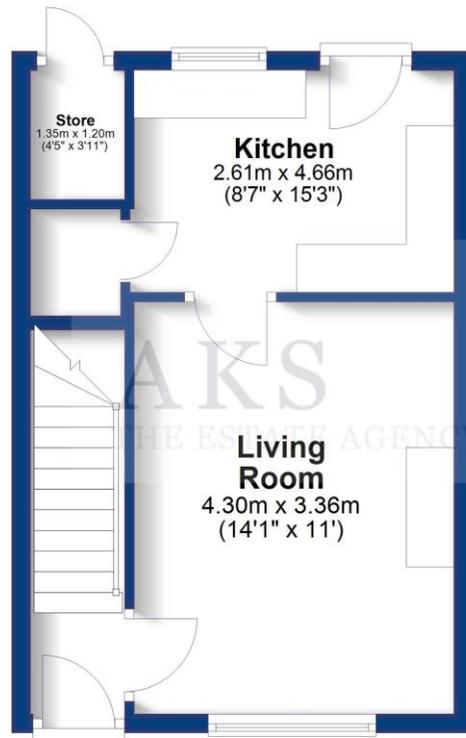
AKS
THE ESTATE AGENCY



Floor Plan

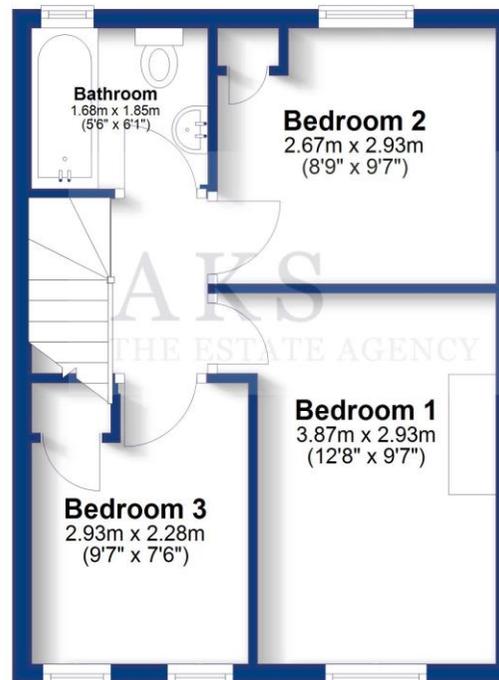
Ground Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 sq. feet)



Energy Performance Certificate

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-80) C | 68 | |
| (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 | |

Lyttelton Street, Derby

Presented by

AKS
THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- PERFECT FIRST TIME BUYER OR INVESTMENT HOME
- 3 BEDROOM MID TERRACE HOUSE
- RENOVATED THROUGHOUT WITH NEW ELECTRICS, CARPETS AND PLASTERING
- GREAT LOCATION CLOSE TO THE CITY AND TRANSPORT LINKS
- DRIVEWAY PARKING
- EPC RATING D



About the area:

Lyttelton Street sits within a popular pocket of Derby's DE22 postcode, an area well-loved for its strong sense of community and easy access to everyday amenities. Just a short stroll away, you'll find a range of local shops, cafés, and takeaways, along with regular bus routes that provide quick links into Derby city centre. Markeaton Park is also within easy reach, offering beautiful green space, walking routes, and play areas, perfect for weekend downtime or outdoor exercise.



Schools:

The area benefits from well-regarded schools and nurseries, making it a practical choice for those with children. Road connections are excellent too, with straightforward access to the A38, A52, and wider commuter routes.



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

