

Elwick Road, Derby

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Offers in excess of
£425,000



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This property at a glance:



Elwick Road, Derby



Mikaela says:

"The first thing I noticed about this home is its setting. Tucked away on a quiet cul-de-sac and occupying a fantastic corner plot with beautiful field views, it has a real sense of space and privacy that's becoming increasingly hard to find.

As soon as you step inside, it's clear this is a home that's been really well cared for. The living room is bright, welcoming and beautifully presented, while the décor throughout feels modern and ready to move straight into.

One feature I really like is the additional reception room at the front of the house. Whether you're working from home, need a playroom, a snug or somewhere for the kids to spread out, it's a space that can easily adapt as family life changes.

For me though, the kitchen diner is the real highlight. It's a fantastic open-plan space that's been designed for everyday family life, with stylish dark blue cabinetry, a breakfast bar, plenty of room for a large dining table and patio doors that fill the room with natural light. I can easily imagine this becoming the place where everyone naturally gathers. There's also a separate utility room, which is always a huge bonus for keeping the rest of the house clutter-free.

Upstairs, you'll find four generous bedrooms, many enjoying those lovely open views, along with a family bathroom and an ensuite to the principal bedroom. I also love the open landing, which looks down into the entrance hall below and gives the whole house an even greater sense of space.

Outside, the garden is every bit as impressive as the inside. Thanks to the corner plot, it feels wonderfully private and isn't overlooked, making it a brilliant space for children to play, summer barbecues or simply relaxing with a coffee while taking in the surroundings.

For me, it's the combination of the location, the flexible living space and those beautiful views that really make this home stand out. It's one of those properties that feels spacious, peaceful and ready to enjoy from the moment you move in."

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Did you spot...

This fantastic family home has beautiful views over fields



A message from the seller:

"Selling our home is bittersweet. It has been a wonderful place to raise our children and holds many special family memories. We have loved spending peaceful evenings in the garden, enjoying the privacy and beautiful views across the surrounding fields.

The location has been perfect for family life, with fantastic local walks, welcoming pubs, lovely parks, and an excellent school that our children currently attend. One of the things we will miss most is the wonderful community. We have fantastic neighbours with whom we've shared many celebrations over the years, and there's always been someone nearby to help out—even if it's just lending a teabag when you've run out!

This home has given us so much, and we hope its next owners will enjoy it as much as we have."

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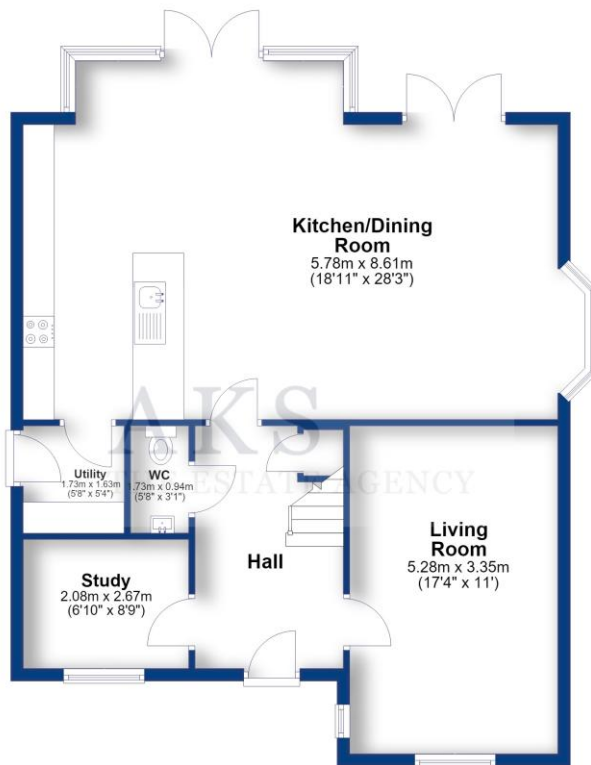


Floor Plan

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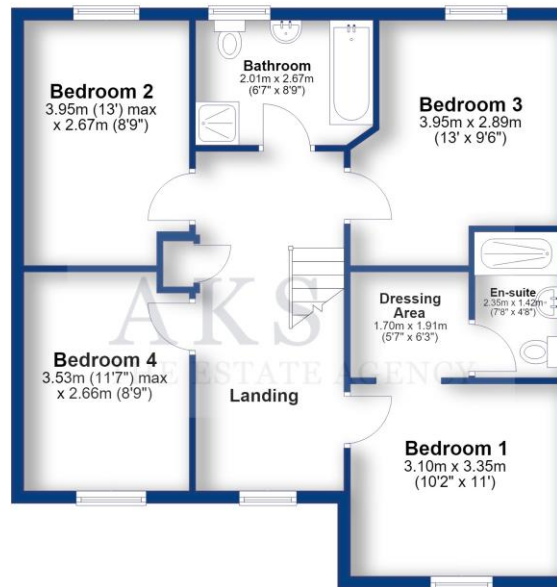
Ground Floor

Approx. 84.7 sq. metres (911.9 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



Total area: approx. 154.7 sq. metres (1665.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			94
(81-91) B		85	
(69-80) C			
(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	

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Key Features:

- EPC RATING B
- FANTASTIC CORNER PLOT WITHIN A CUL DE SAC
- GARAGE AND TANDEM DRIVEWAY PARKING
- IMPRESSIVE KITCHEN/DINING/LIVING AREA
- BEAUTIFUL FIELD VIEWS
- POPULAR LOCATION CLOSE TO AMENITIES
- FOUR DOUBLE BEDROOMS
- IMMACULATELY PRESENTED DETACHED HOUSE



About the area:

A popular suburb of Derby, Stenson Fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



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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