



£290,000

Carol Crescent, Derby DE21 6PQ

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Detached Home
- 3/4 Bedrooms
- Superbly Presented Throughout
- Garage Conversion With En-Suite
- Private & Landscaped Rear Garden
- Ideal First Home Or Family Purchase
- Large Driveway
- Beautiful 4 Piece Bathroom
- Viewing highly recommended
- COUNCIL TAX BAND C

Property Description

New to the market is this superbly presented three bedroom detached home located within a quiet residential area.

Main Particulars

Derbyshire Properties are pleased to offer for sale this beautifully presented three/four bedroom detached family home located in a quiet residential area. The property briefly comprises of :- entrance hallway, lounge/dining room, modern kitchen, snug/bedroom four and guest cloakroom/WC. To the first floor the landing provides access to three bedrooms and a four piece modern bathroom. Externally, the property is positioned on a low maintenance plot offering a block paved driveway to the front elevation providing parking for numerous vehicles and a well cared for easy to maintain private rear garden.

Carol Crescent is well-connected to nearby amenities, schools, and transport links. With easy access to Pride Park and road links such as the A52, A38 and M1.

We believe the property would ideally suit first time buyers and families and an internal inspection is essential to appreciate the accommodation on show.

Ground Floor

Entrance Hall

Entered via composite door from the front elevation with adjoining floor to ceiling obscured side panel. This spacious light and airy entrance benefits from a useful storage alcove, carpeted staircase to first floor landing with under stairs storage cupboards, radiator with decorative cover, decorative coving and Moduleo floor covering.

Living/Dining Room

7.33m x 2.67m (24' 1" x 8' 9") This large and inviting room benefits from windows to the front and rear aspects, wall mounted radiators, TV point, Moduleo floorcovering and decorative coving to ceiling.

Kitchen

3.51m x 2.63m (11' 6" x 8' 8") Comprising of a range of wall and base mounted matching units with top work surfaces incorporating a single sink drainer unit with mixer taps. Space for electric cooker with pull-out extractor hood over, under cupboard lighting, under counter space and plumbing for washing machine, integrated dishwasher and space for fridge/freezer. Double glazed windows to the rear and side elevations, wall mounted modern vertical radiator, useful storage alcove, tiled floor covering and double glazed door providing access to the rear garden.

Snug/Bedroom 4

3.14m x 2.38m (10' 4" x 7' 10") This versatile room that is a garage conversion benefits from a double glazed window to the front elevation, wall mounted radiator and double glazed door to the rear elevation providing a self contained room option. Internal door leads to:-

Guest Cloakroom/En-Suite

Comprising of a WC and pedestal wash hand basin, double glazed obscured window to the rear elevation and ceiling mounted extractor fan.

First Floor

Landing

Accessed via the main entrance hall with double glazed obscured window to the side elevation and ceiling mounted loft access point, with loft ladder providing access to the fully boarded and insulated loft.

Bedroom 1

3.63m x 3.12m (11' 11" x 10' 3") With double glazed window to the front elevation, wall mounted radiator and decorative coving.

Bedroom 2

3.52m x 3.13m (11' 7" x 10' 3") Double glazed window to the rear elevation, wall mounted radiator, Moduleo floor covering, decorative coving and access to cupboard housing boiler.

Bedroom 3

2.25m x 1.93m (7' 5" x 6' 4") Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

2.59m x 2.18m (8' 6" x 7' 2") This spacious four piece bathroom comprises of a WC, vanity unit, panelled bath and shower enclosure with wall mounted electric shower and attachment over. Ceiling mounted extractor fan, double glazed obscured windows to the rear and side elevations, vinyl floor covering, part wall tiling, wall mounted chrome heated towel rail and access to cupboard housing boiler.

Outside

To the front elevation is a double width block-paved driveway that provides parking for numerous vehicles, enclosed by timber fenced boundaries to neighbouring properties. Both front and rear of the house has motion sensor lighting and outside power.

The rear garden has a L-shaped paved patio area which is ideal for entertaining. Sizable lawn with stocked borders, fenced boundaries, timber garden shed & a metal garden shed, providing useful storage or a workshop, outside power and lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

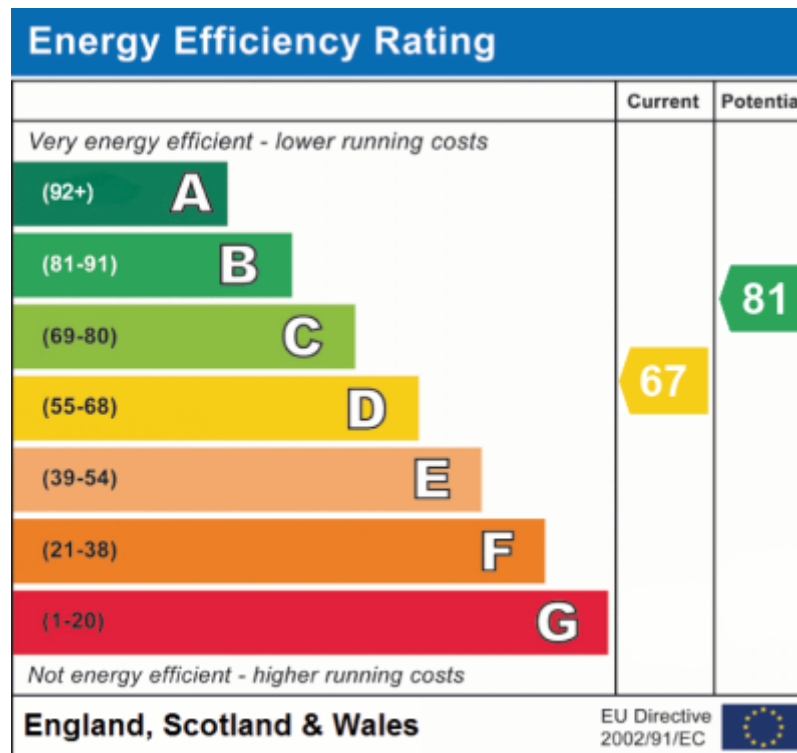
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com