



Cadgwith Drive
DERBY



Property Description

Hall and Benson are delighted to bring to market this well situated and presented home in Allestree. The accommodation comprises a cloakroom, dual aspect lounge, kitchen and sun room to the ground floor. The first floor inhabits three bedrooms, two of which are double, and the family bathroom.

Externally, the property offers an attached single garage, private rear garden and a driveway with ample parking for three to four vehicles. There is also potential to extend to the rear of the property if desired.

Cadgwith Drive is conveniently situated close to The Park Farm Shopping Centre, public transport routes and well-regarded schools, including Lawn Primary, Portway Junior & Infants, Walter Evans School and Allestree Woodlands Secondary School. There is also excellent road links with the A6, A38, A52 and onwards to the motorway network. The property is within walking distance of Darley Park, Allestree Park & Markeaton Park.

Ground Floor

Entrance Hallway

Accessed via the composite front door, laminate flooring, UPVC double glazed window to the side elevation, one radiator, storage cupboard. The property benefits from a front porch extension to the property creating a longer entrance hallway and downstairs utility/W.C.

Lounge

20' 4" x 10' 5" (6.20m x 3.17m)

Carpeted flooring, one radiator, UPVC double glazed bay window to the front elevation, double doors to the rear elevation giving access to the sun room.

Kitchen

13' 4" x 11' max (4.06m x 3.35m max)

Vinyl flooring, wall and base units with tiled splashback, stainless steel sink with mixer tap, integrated dishwasher, space for a cooker and fridge-freezer, built in storage, one radiator, UPVC double glazed window and door to the side elevation, double glazed window to the rear elevation.

Sun Room

10' 7" x 11' (3.23m x 3.35m)

Decked flooring, floor to ceiling windows, door to the side elevation.

Cloakroom

Vinyl flooring, WC, pedestal sink, plumbing for a washing machine, heated towel rail, UPVC double glazed frosted window to the front elevation.

First Floor

Landing

Carpeted flooring, one radiator, one UPVC double glazed window to the side elevation and three to the front elevation, airing cupboard, loft access.

Bedroom One

10' 8" x 10' 5" plus recess (3.25m x 3.17m plus recess)

Carpeted flooring, one radiator, UPVC double glazed bay window to the front elevation.

Bedroom Two

9' 3" x 11' 2" plus recess (2.82m x 3.40m plus recess)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

5' 10" x 10' 4" (1.78m x 3.15m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Bathroom

Vinyl flooring, part tiled walls, bath with overhead shower, WC, pedestal sink with mixer tap, heated towel rail, two UPVC double glazed frosted windows to the side elevation.

Outside

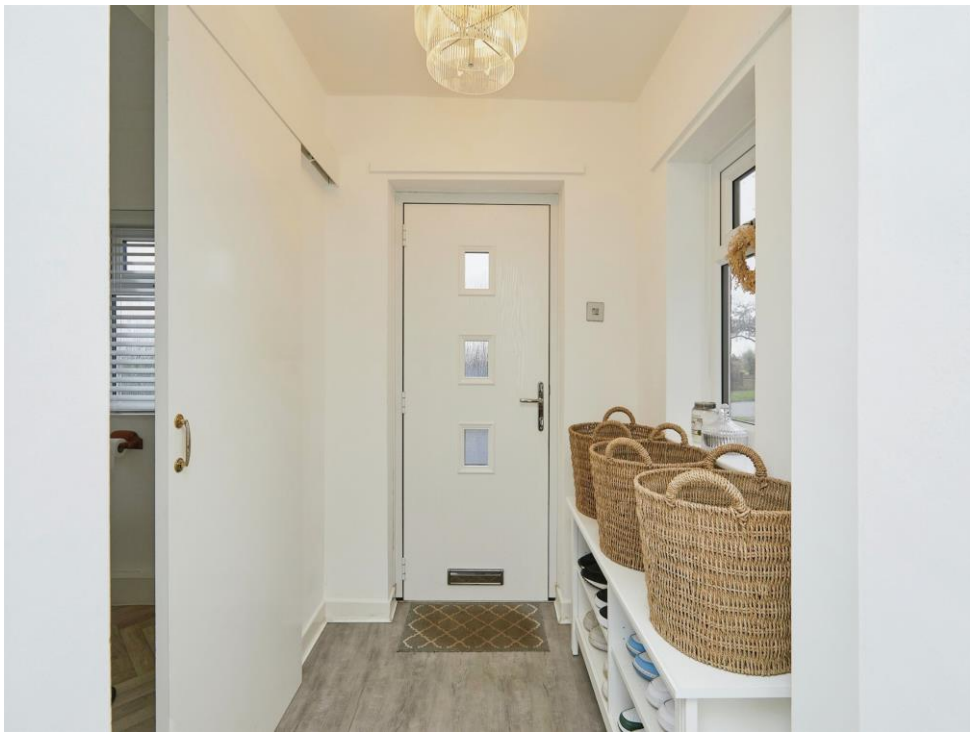
To the front of the property is a tarmac driveway which can fit at least two vehicles on. To the rear of the property is a private garden with no house overlooking from behind, a wooden decking and steps up to the lawn. It benefits from having a secluded lawn behind the back garden for residents and a garden gate that provides access to the space.

The property also has an attached garage.

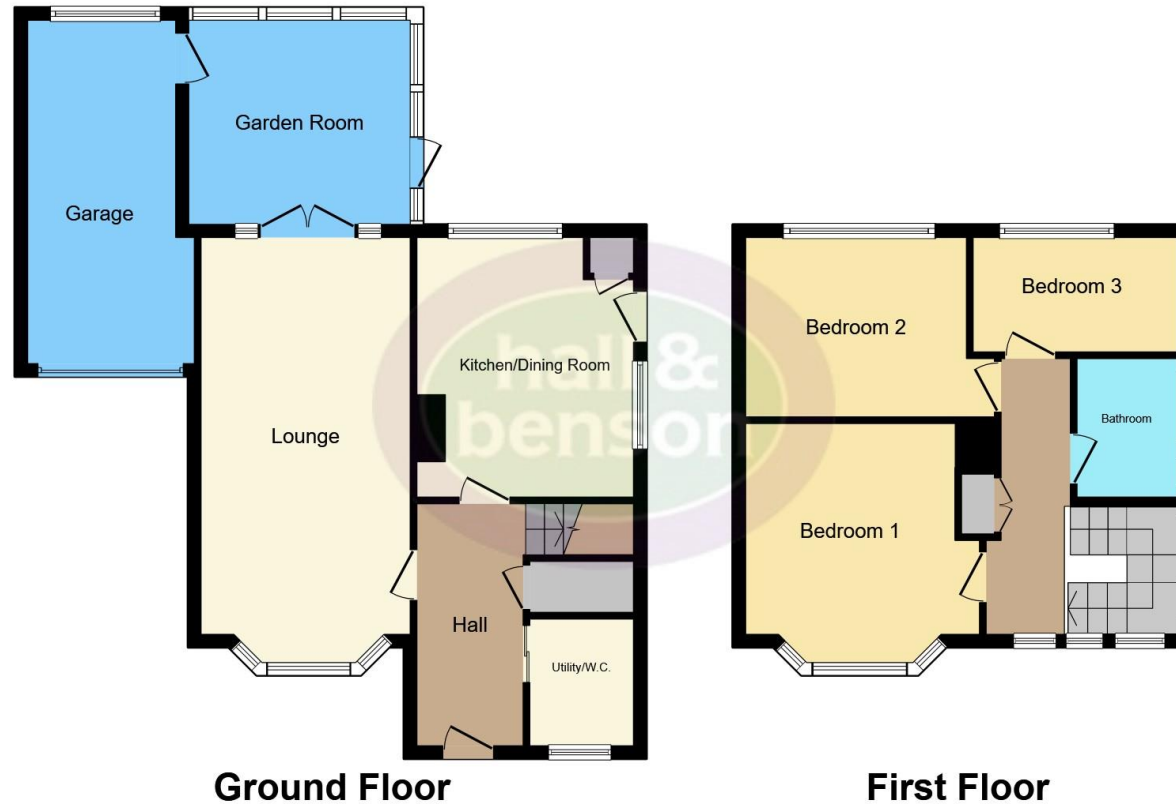
Garage

Up & over door to the front elevation, pedestrian door to the side elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: D

view this property online hallandbenson.co.uk/Property/ATR101558

Tenure: Freehold



Awaiting Photograph

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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