

# Crown Street, Derby

aksresidential.com

£190,000



This property at a glance:



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Watch the video





# Crown Street, Derby



## Sam says:

*"I adore this home, it is so full of character and original features! The Minton tiled hallway floor is beautiful as soon as you step into the home. It has two fantastic sized reception rooms, one having a log burner. The open brick fireplaces really give the rooms a sense of charm.*

*The kitchen is a good space and the home benefits from a utility room!*

*Upstairs the character continues with a stained glass window in the landing ceiling. The bedroom sizes are fantastic with three doubles bedrooms and a bigger than average sized single! The landing space has room for an office area removing the need for a separate room for a desk! There is also a family bathroom! The garden is just as charming as the house, it's not overlooked, it has brick wall boundaries.*

*This makes a great home for anybody!"*





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## Did you spot...

*The property is close to the city centre and within walking distance!*



## A message from the seller:

*"Moving on from our lovely family home after 18 years is quite a wrench – it's got so much character, living space and great memories and we love that the street is quiet, friendly, and safe. The garden is a peaceful suntrap full of birds, there's a shop and two parks practically on our doorstep, and we're in walking distance from town. We hope that you'll love living in this home as much as we have."*





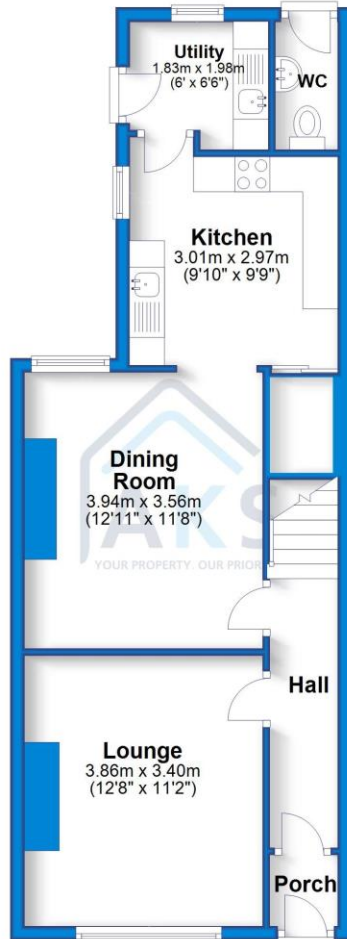
# Floor Plan



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## Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



## First Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 109.4 sq. metres (1177.9 sq. feet)



# Energy Performance Certificate





200+ 5 star Google Reviews



## Key Features:

- BEAUTIFUL ORIGINAL FEATURES THROUGHOUT
- FOUR GREAT SIZED BEDROOMS
- LOG BURNER
- PRIVATE GARDEN
- EPC TBC
- GREAT LOCATION FOR THE CITY CENTRE



## About the area:



## Schools:

There are several primary schools within the DE22 area which feed into The Bemrose School and Derby Cathedral School for secondary education.



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

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

[Click here](#) to watch the property video

