

# Fletcher & Company

27 Channel Crescent, City Point, Derby, DE24 1AQ

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Price £220,000

Freehold

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- Tastefully Presented Modern Semi-Detached Residence
- Peaceful Location
- Tandem Driveway & Garage
- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Spacious Lounge with Feature Fireplace
- Open Plan Dining Kitchen with French Doors to Rear Garden
- Three Bedrooms
- En-Suite Shower Room & Family Bathroom
- Good Sized Enclosed Rear Lawned Garden with Patio Area







## Summary

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Tastefully presented, modern three bedroom semi-detached residence occupying a peaceful location on this highly convenient estate, close to Derby city centre and Pride Park.

This is an excellent opportunity to acquire a well presented, modern semi-detached home in this particularly peaceful location. The double glazed and gas central heated accommodation comprises entrance hall, fitted guest cloakroom, lounge, open plan dining kitchen with French doors opening onto the rear garden, master bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property benefits from a two-car driveway and single garage to the front.

To the rear of the property is an enclosed garden with lawn, sleeper-edged well stocked borders and a patio area.

# F&C

## The Location

The property's location gives easy access to a range of amenities on Pride Park, the city's train station, Derbion shopping centre and a further range of retail outlets, cafés and bars in Derby city centre. The property is also conveniently placed for the Wyvern Retail Park and a nearby riverside pathway is easily accessible which runs north to Darley Abbey and south to attractive Elvaston Castle and Country Park.

## Accommodation

### Ground Floor

#### Entrance Hall

5'8" x 4'3" (1.74 x 1.30)

Panelled and glazed entrance door provides access into the hallway with central heating radiator and doors to the spacious lounge and fitted guest cloakroom.

#### Fitted Guest Cloakroom

6'0" x 2'9" (1.83 x 0.86)

With a white suite comprising low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to the front.

#### Spacious Lounge

15'7" x 15'5" (4.75 x 4.72)

With a feature fireplace incorporating electric fire, two central heating radiators, tv point, staircase leading to the first floor with under-stairs storage cupboard and double glazed window to the front.





## Open Plan Dining Kitchen

15'9" x 9'2" (4.82 x 2.81)

With a woodblock effect preparation surface and tiled surrounds, inset stainless steel sink unit with mixer tap, gloss finish fitted base cupboards and drawers with complementary wall mounted cupboards, one of which houses the gas-fired boiler, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance spaces suitable for a fridge/freezer, dishwasher and washing machine, central heating radiator, recessed ceiling spotlighting and double glazed window to the rear with matching French doors opening onto the garden.



## First Floor

### Landing

Semi-galleried landing with central heating radiator, access to loft space and airing cupboard and doors to three bedrooms and bathroom.

### Master Bedroom

11'0" x 9'1" (3.37 x 2.79)

With central heating radiator, double glazed window to the rear and door to the en-suite shower room.



### En-Suite Shower Room

9'1" x 3'11" (2.78 x 1.21)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the side.



### Bedroom Two

9'7" x 8'0" (2.93 x 2.46)

With central heating radiator and double glazed window to the front.



### **Bedroom Three**

9'9" x 7'5" (2.99 x 2.28)

With central heating radiator and feature double glazed window to the front.



### **Bathroom**

6'5" x 6'0" (1.96 x 1.84)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator, recessed ceiling spotlighting and double glazed window to the rear.





## Outside

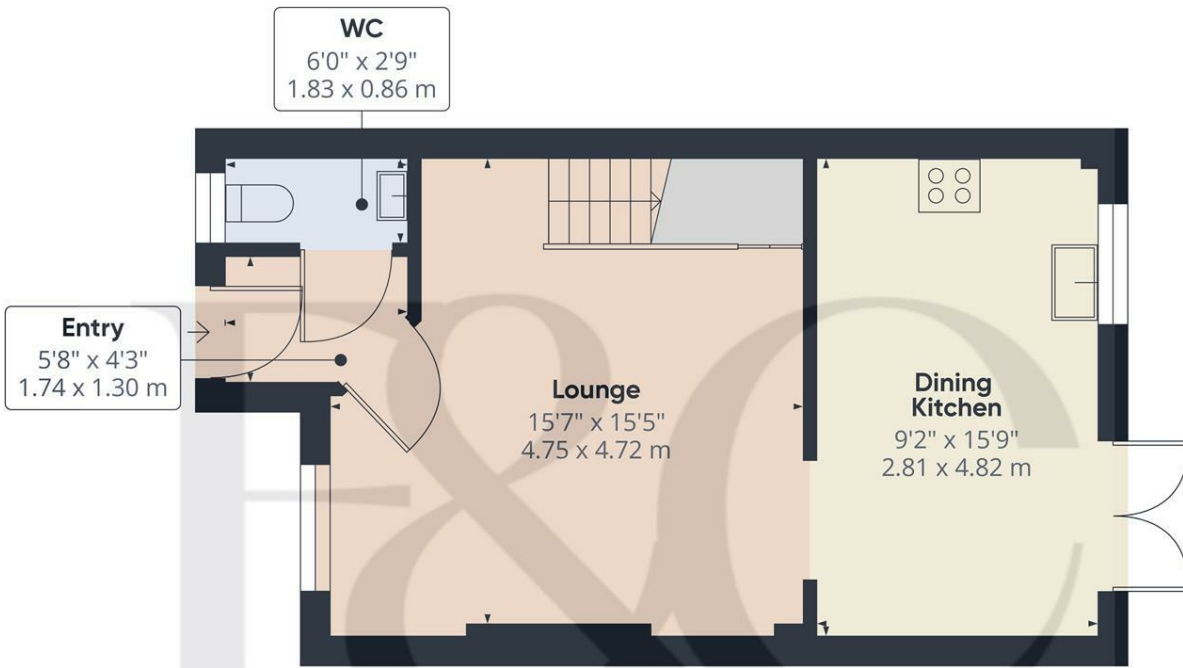
To the rear of the property is a pleasant enclosed garden with feature patio, good sized lawn with sleeper-edged borders containing plants and shrubs and a side access gate.

To the front is a tandem driveway leading to a single garage.



## Garage

Council Tax Band B - Derby



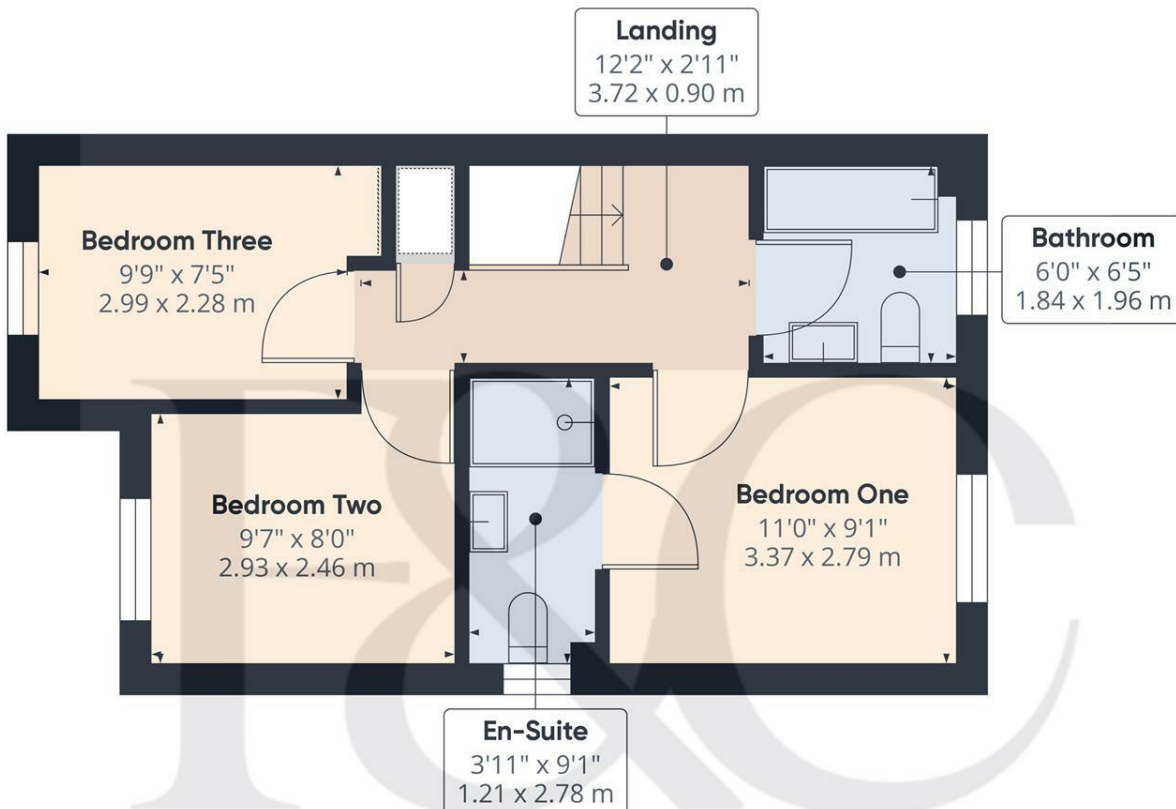
Approximate total area<sup>(1)</sup>  
418.72 ft<sup>2</sup>  
38.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>  
385.67 ft<sup>2</sup>  
35.83 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1





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derby@fletcherandcompany.co.uk

27 Channel Crescent  
City Point  
Derby  
DE24 1AQ

Council Tax Band: B  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	