

20

Cadgwith Drive, Allestree/Darley Abbey, Derby, DE22
Offers Around £325,000 Freehold



- No Upper Chain
- Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom/Utility
- Lounge, Conservatory
- Kitchen
- Three First Floor Bedrooms & Bathroom
- Pleasant Private Rear Garden
- Extensive Driveway & Garage





Summary

A well positioned, three bedroom, detached residence in the popular, suburb of Allestree, sold with no upper chain. The property comprises, entrance hall, utility, cloakroom, lounge, conservatory and kitchen. The first floor landing leads to three bedrooms and a bathroom.

The property is set back behind an extensive, tarmac driveway and provides ample off-road parking with access to a garage.

To the rear of the property is a pleasant, mainly lawn garden with decked seating area.

The property's location on Cadgwith Drive is a short distance from Park Farm which offers an excellent range of amenities, including shops and restaurants. There is a regular bus service that runs into Derby City centre. Excellent schooling by way of Lawn, Portway and Walter Evans primary schools and Woodlands secondary school. There is also easy access to Markeaton and Darley park.

F&C

The Location

A well positioned three bedroom, detached, residence occupying a good sized plot in popular Allestree.

Accommodation

Ground Floor

Entrance Hall

12'2" x 5'2" (3.71 x 1.58)

With glazed inset door, useful storage cupboard, central heating radiator and staircase to first floor.

Cloakroom

6'3" x 5'3" (1.93 x 1.62)

With low flush WC, wash handbasin, plumbing for washing machine, central heating radiator and double glazed window to front.

Lounge

20'3" x 10'4" (6.19 x 3.17)

With central heating radiator, feature wood panelling, decorative coving, double glazed window to front and French doors to conservatory.



Conservatory

10'10" x 10'4" (3.32 x 3.17)

Decked floor, stone base with double frame, timber framed glazing and access onto garden.



Kitchen

13'4" x 11'0" (4.07 x 3.36)

With marble effect worktops, tile surround, inset stainless steel sink unit, fitted base units and drawers, complimentary mounted wall mounted cupboards, appliance space suitable for electric cooker, fridge/freezer, integrated dishwasher, central heating radiator, double glazed window to side, sealed unit double glazed window to rear and external door to garden.



First Floor Landing

13'1" x 3'4" (3.99 x 1.04)

With central heating radiator, airing cupboard and through access to loft space, double glazed windows to front and one to side.

Bedroom One

10'8" x 10'5" (3.26 x 3.18)

With central heating radiator and double glazed window to front.



Bedroom Two

11'1" x 9'4" (3.40 x 2.87)

With central heating radiator and double glazed window to rear.



Bedroom Three

10'3" x 5'10" (3.14 x 1.79)

With central heating radiator and double glazed window to rear.



Bathroom

7'1" x 5'5" (2.18 x 1.67)

Partly tiled with white suite, low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel/radiator and two double glazed windows to side.

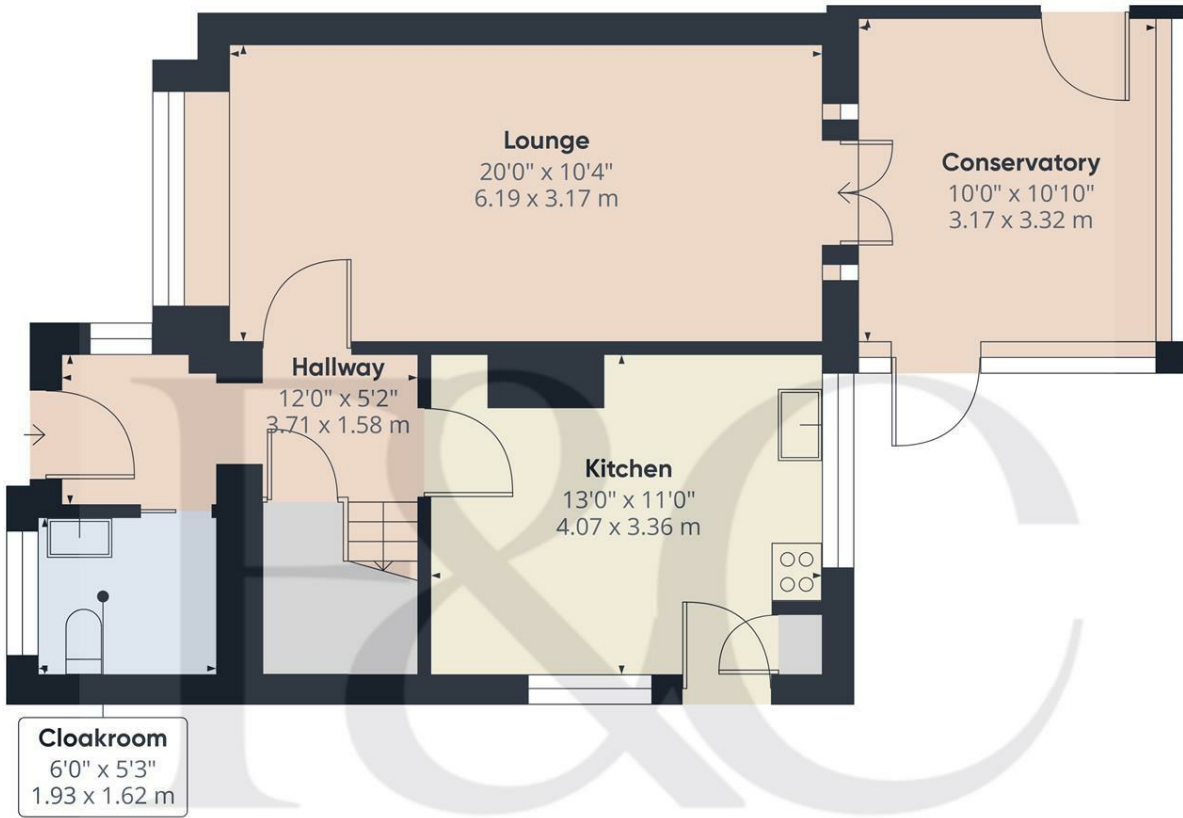


Outside

To the rear of the property is a good sized garden which is mainly lawn with timber shed, decked seating/entertaining area, pleasant outlook and good degree of privacy. To the front of the property is a tarmac driveway providing ample off-road parking with attached garage.



Council Tax Band C



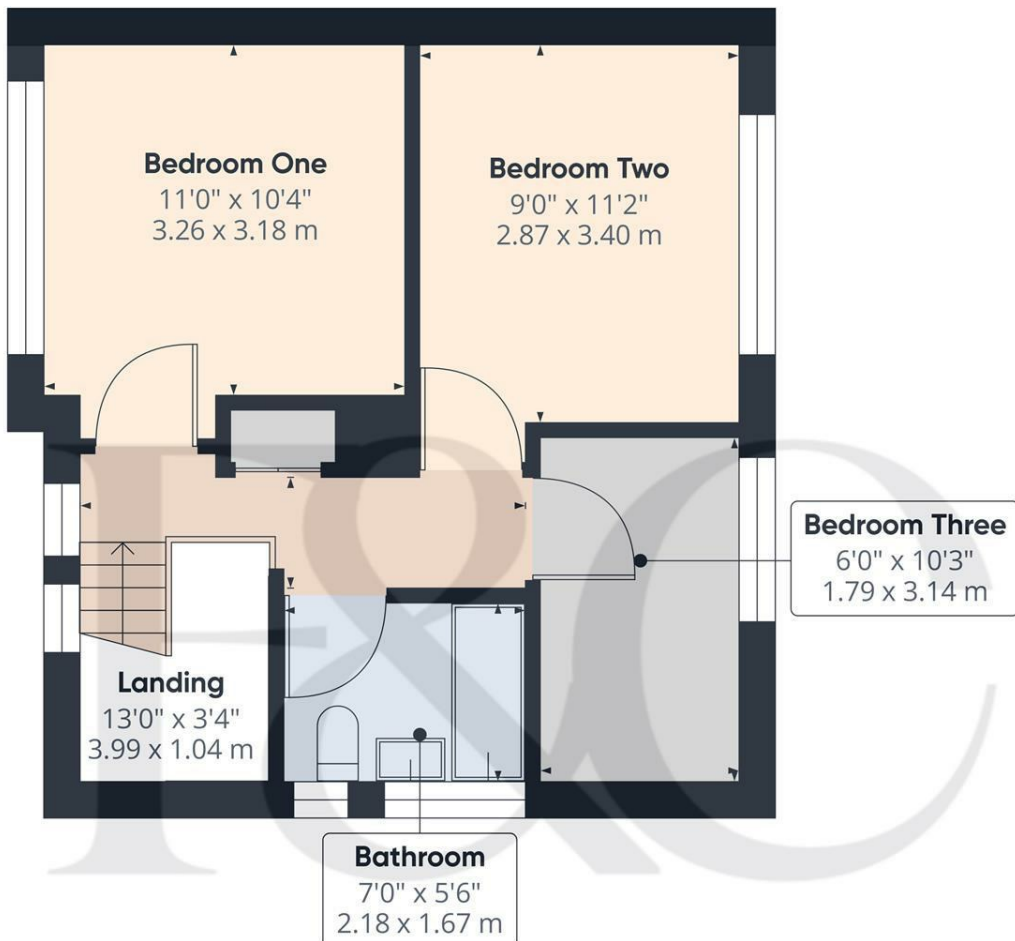
Floor 0

Approximate total area⁽¹⁾
615.59 ft²
57.19 m²

(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.

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Floor 1

Approximate total area⁽¹⁾
371.79 ft²
34.54 m²

(1) Excluding balconies and terraces

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Getting there

20 Cadgwith Drive
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Derby
DE22 2AE

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	