



Saltburn Close, Derby DE21 4GG

welcome to

Saltburn Close, Derby

Charming three-bedroom home on Saltburn Close, Derby. Located in a peaceful cul-de-sac with easy access to local amenities, schools, and transport links - perfect for family living! Featuring well-proportioned bedrooms, living spaces and a large rear garden.





Ground Floor



First Floor

Hall

Lounge

14' 7" x 14' 2" (4.45m x 4.32m)

Dining Room

10' 2" x 8' 9" (3.10m x 2.67m)

Kitchen

10' 2" x 8' 3" (3.10m x 2.51m)

Utility

9' 1" x 4' 5" (2.77m x 1.35m)

Bedroom 1

14' 9" x 10' 7" (4.50m x 3.23m)

Bedroom 2

11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom 3

9' 7" x 7' 2" (2.92m x 2.18m)

Bathroom

7' 7" x 5' 3" (2.31m x 1.60m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Three-bedroom home on Saltburn Close, Derby
- Spacious lounge
- Kitchen with convenient utility room
- Two double bedrooms and one traditional single
- Three-piece family bathroom

Tenure: Freehold EPC Rating: C

offers in the region of

£165,000

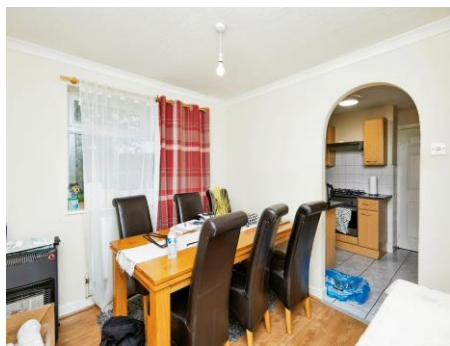
Nestled on a quiet cul-de-sac, this inviting three-bedroom semi-detached home on Saltburn Close, Derby, combines comfortable living spaces with a spacious garden perfect for families. The property is set back from the road, with a garden to the front that provides privacy and curb appeal.

Enter through the front into a welcoming hallway, with the lounge on the left featuring a bay window that fills the room with natural light. From the lounge, step into the dining room at the rear, ideal for family meals and entertaining. The kitchen is located off the hallway, complete with a convenient utility room for extra storage and functionality.

Upstairs, you'll find two spacious double bedrooms, one overlooking the front and the other to the rear, along with a single bedroom at the front. The three-piece family bathroom is located at the rear and offers a practical and bright space for the household.

The highlight of this property is its expansive garden, featuring a large lawn area perfect for outdoor gatherings, play or relaxation.

Saltburn Close is ideally located in Derby, providing easy access to local amenities, reputable schools and excellent transport links. The area offers a great sense of community, making it an ideal spot for families and professionals alike looking to settle in a well-connected neighbourhood.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119936 - 0002

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