



**Cape Court, Derby, DE24 1AT**

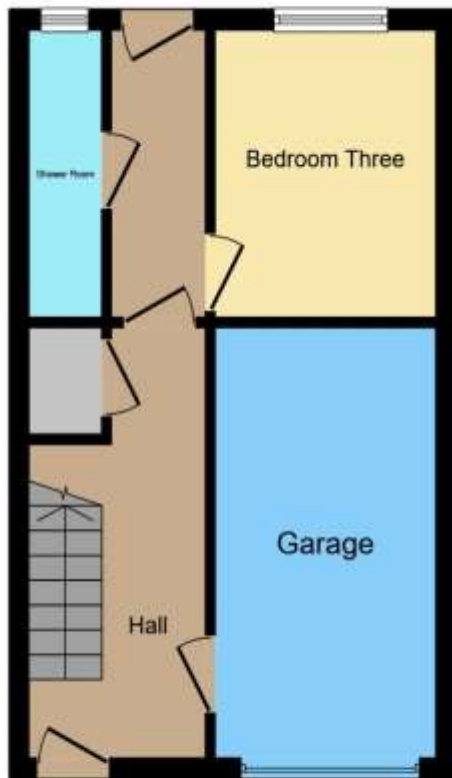
**welcome to**

## **Cape Court, Derby**

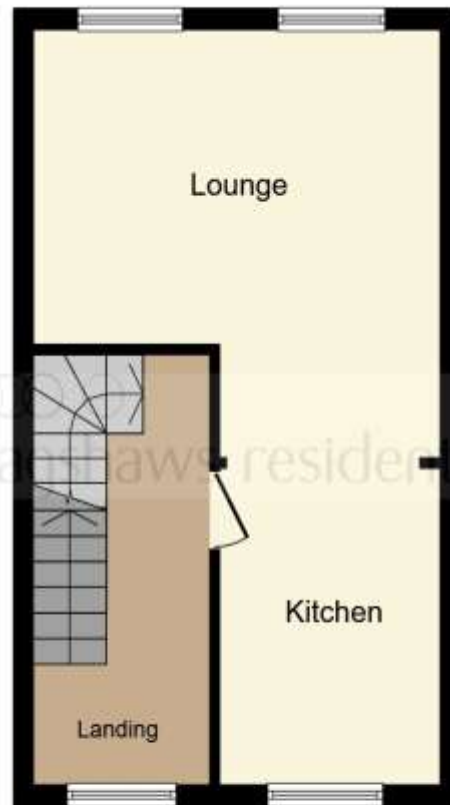
Discover this modern three-bedroom townhouse on Cape Court, Derby. Offering a spacious driveway, garage, garden, open-plan living, and en-suite master bedroom, this home is ideal for families or professionals. Conveniently located near amenities and transport links-book your viewing today!



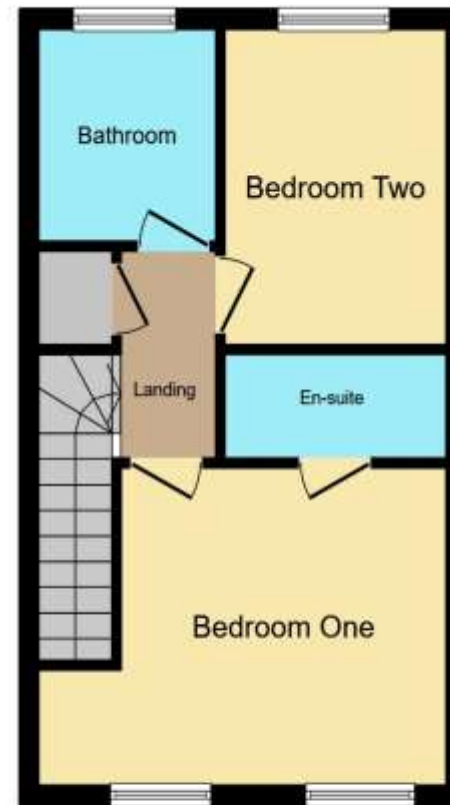




**Ground Floor**



**First Floor**



**Second Floor**

### **Garage**

16' 1" MAX x 7' 7" MAX ( 4.90m MAX x 2.31m MAX )

### **Bedroom Three**

9' 6" MAX x 8' MAX ( 2.90m MAX x 2.44m MAX )

### **Shower Room**

10' 6" MAX x 2' 1" MAX ( 3.20m MAX x 0.64m MAX )

### **Kitchen**

10' 2" MAX x 7' 9" MAX ( 3.10m MAX x 2.36m MAX )

### **Lounge/ Diner**

14' 6" MAX x 13' 9" MAX ( 4.42m MAX x 4.19m MAX )

### **Bedroom One**

14' 5" MAX x 10' 3" MAX ( 4.39m MAX x 3.12m MAX )

### **En Suite**

7' 8" MAX x 3' MAX ( 2.34m MAX x 0.91m MAX )

### **Bedroom Two**

10' 4" MAX x 7' 8" MAX ( 3.15m MAX x 2.34m MAX )

### **Bathroom**

7' 1" MAX x 6' 5" MAX ( 2.16m MAX x 1.96m MAX )

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](http://www.focalagent.com)

## welcome to Cape Court, Derby

- Three well-proportioned bedrooms.
- Modern open-plan lounge/kitchen/diner.
- Principal bedroom with en-suite shower room.
- Versatile ground-floor bedroom with shower room.
- Spacious rear garden with patio and lawn.

Tenure: Freehold EPC Rating: C

offers over  
**£230,000**

Welcome to this stylish three-bedroom townhouse located on the sought-after Cape Court in Derby. Designed for modern living, this property offers a functional layout spread over three floors.

Upon arrival, you'll find a driveway providing off-road parking, with additional access to the integral garage. Entering the home, the ground floor features a welcoming hallway, a versatile bedroom, and a convenient shower room. From here, step outside to the generous rear garden, which boasts a large lawn and a patio area-perfect for entertaining or relaxing in the sunshine.

The first floor showcases the heart of the home: a contemporary open-plan lounge, kitchen, and dining area. This space is flooded with natural light and finished to a modern standard, making it ideal for hosting family and friends.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY119360](https://www.bagshawsresidential.co.uk/Property/DBY119360)



Property Ref:  
DBY119360 - 0004

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