



Moncrieff Crescent  
Chaddesden Derby

burchell  
edwards



# Moncrieff Crescent Chaddesden Derby DE21 4NQ

for sale  
**£230,000**



## Property Description

Situated within a quiet street in the heart of the Chaddesden, this three bedroom semi - detached family home comprises in brief of entrance hallway, downstairs WC, lounge with feature electric log burner, kitchen partially open plan to the dining room which leads further to the conservatory and study. Upstairs are three spacious bedrooms and the family bathroom.

The home also features a private rear garden which has a summer house turned into bar, decking, a lawn, garage, and patio area.

The home is situated within a five minute drive to the A52 for convenient access to Derby city centre, Nottingham and the M1 motorway.

## Entrance Hall

Staircase, understairs storage cupboard and one radiator. Entrance leads to downstairs WC, kitchen and lounge.

## Kitchen

16' 6" x 12' 3" ( 5.03m x 3.73m )

Tile flooring, gas hob & oven, stainless steel sink, heated handrail, space for fridge freezer, breakfast bar worktop, plumbing for dishwasher and washing machine, double glazed UPVC window over sink overlooking conservatory, range of modern wall and base units, side exit door into garage.

## Lounge

12' 4" x 10' 9" ( 3.76m x 3.28m )

Carpet, one radiator, electric log burner and UPVC double glazed window to front.

## Dining Room

10' 6" x 9' 3" ( 3.20m x 2.82m )

One radiator, wooden floor and UPVC sliding door into conservatory.

## Conservatory/Playroom

18' 7" x 11' 2" ( 5.66m x 3.40m )

UPVC double glazed door to rear garden, one radiator & carpet.

## Downstairs Wc

WC, sink and UPVC double glazed window to side

## Store

7' 8" x 6' 2" ( 2.34m x 1.88m )

Useful room to turn into a study. Window to rear elevation, one radiator and vinyl floor.

## Master Bedroom

10' 9" x 11' 8" ( 3.28m x 3.56m )

Window to front, one radiator, built in wardrobe space and carpet.

## Bedroom Two

11' 8" x 9' 3" ( 3.56m x 2.82m )

One radiator, window to rear elevation, boiler inside storage cupboard and carpet flooring.

## Bedroom Three

9' 8" x 7' 9" ( 2.95m x 2.36m )

One radiator, carpet flooring and window to front.

Measurements are 9.83 x 7.96

## Bathroom

7' 9" x 5' 5" ( 2.36m x 1.65m )

Shower over bath, sink, window to rear elevation, heated towel rail and vinyl floor.

## Upstairs Wc

Separate WC next to bathroom consist of window to side with vinyl floor.

## Outside

Front garden - driveway for two cars.

Rear garden - summer house with electricity and bar inside. Shed, decking, lawn and patio area.

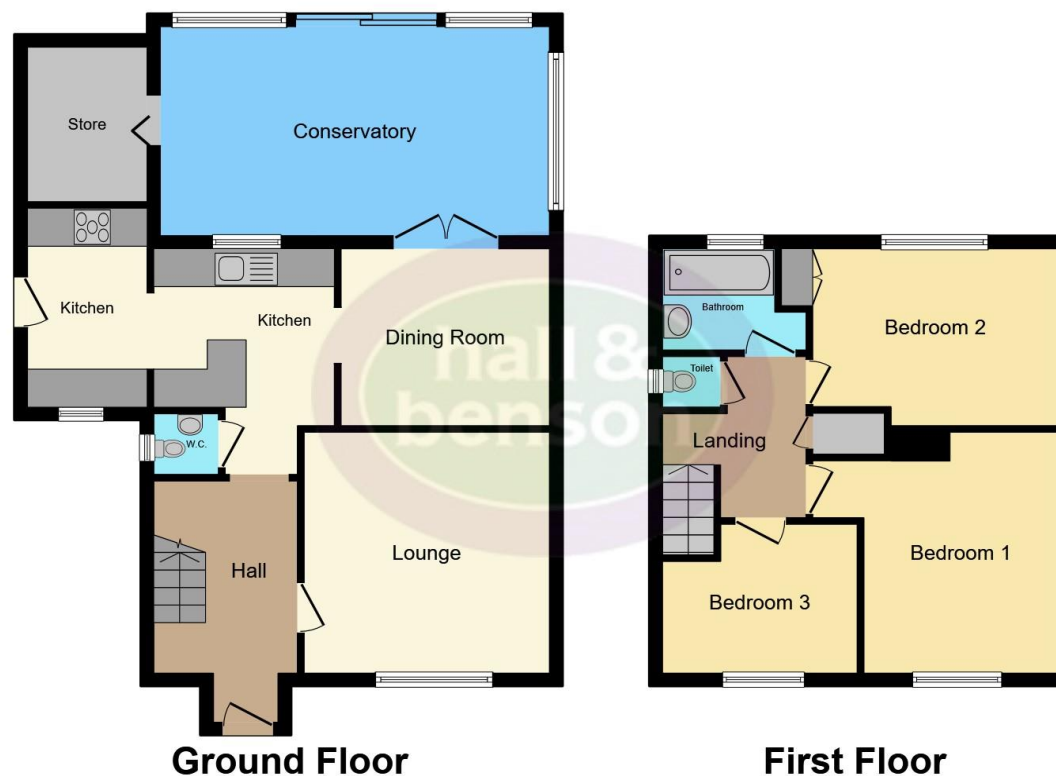












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Pinxton House 75 Sitwell Street Spondon  
 DERBY DE21 7FH

EPC Rating: B Council Tax  
 Band: A

Tenure: Freehold

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