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Derwent Drive

Humberston
DN36 4BB

Offers in the Region Of £99,950

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Property Introduction

Stylish One-Bedroom Apartment with Private Garden & Parking in Sought-After Humberston

Crofts Estate Agents are delighted to present this beautifully maintained and modern one-bedroom first-floor apartment, offering the perfect blend of comfort, convenience, and style. Set in a highly desirable Humberston location, this property stands out with its private courtyard-style garden with seating area—ideal for relaxing or entertaining—and off-road parking for added convenience. Inside, the home features a welcoming entrance hallway, a spacious lounge diner, a well-proportioned kitchen, a generous double bedroom, and a modern shower room complete with a large walk-in storage cupboard housing the boiler. With gas central heating and uPVC double glazing throughout, this property is ready to move straight into. Perfectly positioned close to local amenities, Tesco, the seafront, and St Peter's Avenue, as well as regular bus routes, this apartment offers easy access to everything you need. An ideal first home, downsize, or investment opportunity—early viewing is highly recommended to fully appreciate all that's on offer.

Entrance Hall

uPVC double glazed entry door leading from the garden. Staircase to the first floor.

First Floor Landing

uPVC double glazed window.

Lounge / Dining Room

15' 0" x 21' 7" (4.57m x 6.57m)

Attractively decorated with neutral tones to the walls complemented with a feature decor. A focal point is created by the feature fireplace with an inset electric fire sat upon a marble hearth with matching back plate framed with a modern contemporary surround. Feature mood wall lighting, central heating radiator and two leaded UPVC double glazed windows.

Kitchen

8' 4" x 13' 7" (2.55m x 4.15m)

Fitted with a matching range of wall and base units complemented with high gloss roll edge work surfaces fitted over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer and mixer tap fitted over, space for a free standing cooker with fitted extractor hood over, space for a fridge and plumbing for an automatic washing machine. Modern cushioned flooring and a leaded UPVC double glazed window.

Shower Room

9' 1" x 11' 7" (2.78m x 3.52m)

A most generously sized shower room fitted with a matching two piece suite comprising low level flush W.C and a pedestal wash basin. The shower room is further enhanced with a quadrant shower enclosure with an electric shower. Part tiled walls are complemented with a mosaic tile effect cushioned floor. Central heating radiator and a leaded UPVC double glazed window. A pair of louvered doors opens into a spacious airing/storage cupboard housing the gas boiler and providing ample storage space.

Bedroom

11' 7" x 19' 0" (3.52m x 5.78m)

The double bedroom boasts a carpeted floor complemented with neutral decor, central heating radiator, feature wall lighting and a leaded uPVC Double glazed window in the bay.

Outside

Occupying the entire first floor of a converted semi-detached property, this stylish apartment features a private, low-maintenance courtyard garden enclosed by well-kept fencing for privacy and security. Access is via a timber gate leading to the main entrance. To the side, a gravelled area offers generous off-road parking for two vehicles, approached through an attractive brick-paved driveway and bordered by classic garden walling.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs. **Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





TOTAL FLOOR AREA : 61.9 sq.m. (666 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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