

**35 Crown Street, Stockbrook, Derby, Derbyshire, DE22 3UR**

**£220,000**

A modern three bedroom detached home tucked within a traditional Derby street. Featuring a spacious kitchen, lounge with French doors to a private rear yard, guest WC, and en suite to principal bedroom. Ideally suited to first-time buyers, downsizers, or investors looking for a well-kept and conveniently located property.



## 35 Crown Street, Stockbrook, Derby, Derbyshire, DE22 3UR

### Summary Description

Located on Crown Street in Derby, this modern and well-presented three bedroom detached home offers an ideal opportunity for first-time buyers, downsizers, or buy-to-let investors. Set within a row of traditional terraced houses, this unique detached property stands out for its practical layout, excellent condition, and convenient location close to the city centre.

The accommodation comprises a welcoming entrance hall with ceramic tiled flooring and a guest WC. The spacious fitted kitchen features wood-effect units, tiled splashbacks, and space for all essential appliances, while the adjoining dining room includes a media wall and TV point. The lounge is generously sized with French doors leading out to an enclosed, landscaped rear yard—perfect for relaxing or entertaining. Upstairs, the principal bedroom spans the full rear width of the house and includes an en suite shower room; this space offers the potential to create two separate rooms if desired. Two further bedrooms and a modern family bathroom complete the internal layout.

Crown Street benefits from easy access to Derby city centre and its wide range of amenities including shops, supermarkets, and leisure facilities. Public transport links are strong, with regular bus routes nearby and Derby train station a short distance away. The property is well placed for local primary and secondary schools, as well as major road networks including the A52 and A38.

### Entrance Hall

Having ceramic tiled flooring, front aspect upvc part obscure double glazed main entrance door.

### Guest WC

4'10" x 4'1" (1.49 x 1.26)

Having ceramic tiled flooring, low flush wc, wash hand basin with fitted vanity cupboard and chrome monobloc tap, radiator.

### Kitchen

11'10" x 11'4" (3.61 x 3.47)



Having ceramic tiled flooring, inset lights to ceiling, front aspect upvc double glazed window, fitted wall and floor units to wood effect with stone effect roll edge worktop, tiled splashbacks, inset

stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for washing machine, space for gas/electric cooker, wall mounted gas combination boiler, radiator.

### Dining Room

10'4" x 11'10" (3.16 x 3.62)



Carpeted, media wall with tv point, radiator.

### Lounge

12'9" x 14'6" (3.91 x 4.44)



Carpeted, rear aspect upvc double glazed French doors to rear yard, rear aspect upvc double glazed window, wall lights, radiator, tv point.

### Stairs/Landing

Carpeted, wooden spindle balustrade, walk in storage cupboard with radiator, roof access.



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### Principal Bedroom

12'11" x 14'6" (3.95 x 4.43)



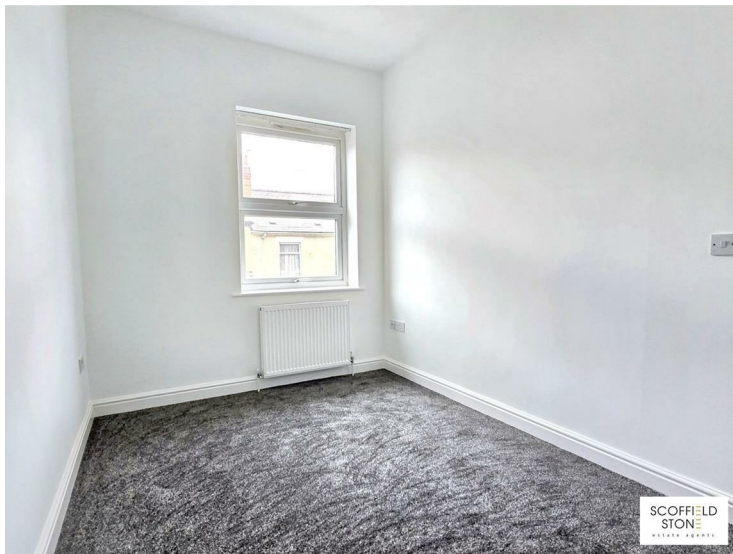
Carpeted, two rear aspect upvc double glazed windows, radiator, tv point.

### En Suite Shower Room

Having ceramic tile effect cushion flooring, inset lights to ceiling, pedestal wash hand basin with chrome monobloc tap, low flush wc, oversized shower enclosure with plumbed shower, tiled splashbacks, chrome heated towel rail.

### Bedroom Two

12'8" x 8'0" (3.88 x 2.46)



Carpeted, front aspect upvc double glazed window, radiator, tv point.

### Bedroom Three

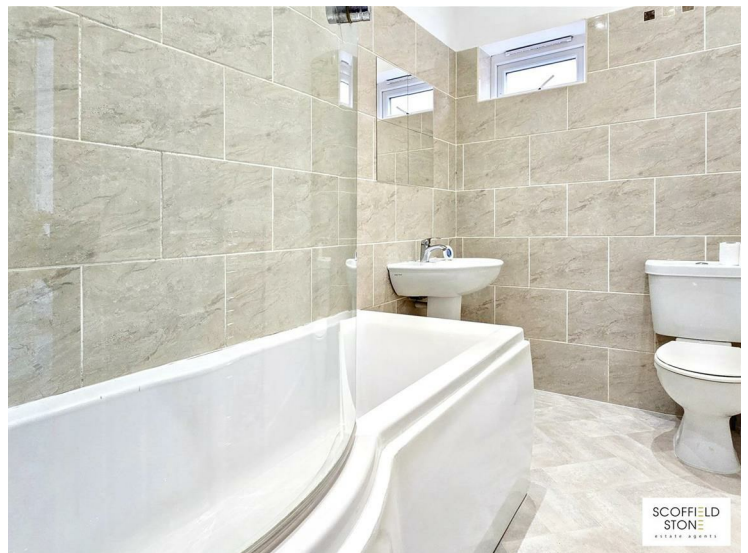
11'5" x 7'5" (3.49 x 2.28)



Carpeted, front aspect upvc double glazed window, radiator, tv point.

### Bathroom

5'10" x 9'0" (1.78 x 2.75)



Having ceramic tile effect cushion flooring, inset lights to ceiling, side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, P bathtub with chrome mixer tap having shower attachment, electric shower, tiled splashbacks, chrome heated towel rail.

### OUTSIDE

#### Frontage

A small palisaded forecourt with wall and slate border.

## Rear Garden



An enclosed, terraced rear yard. Landscaped to provide a mixture of paved and gravelled patio, and raised planting border. A gate to the rear gives access for wastebin movement. Cold water tap.

## Material Information

Verified Material Information

Council Tax band: A  
Tenure: Freehold  
Property type: House  
Property construction: Standard undefined construction  
Energy Performance rating: C  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

For additional material information, please see the link:  
<https://moverly.com/sale/PfT9MMcQjAijuvWupxN5uQ/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Buying to Let?

Guide achievable rent price: £1100 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## Location / what3words

what3words ///buns.tones.such

## ID Checks for buyers

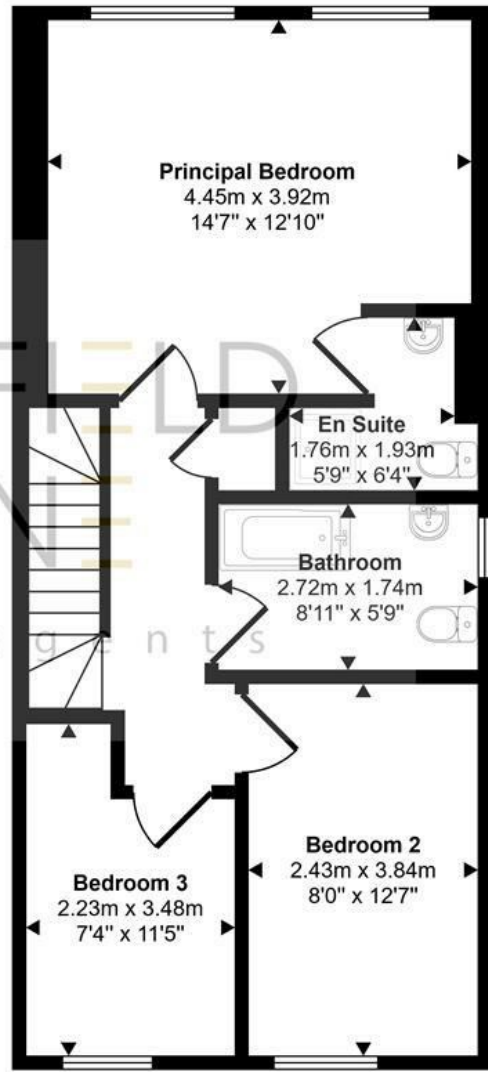
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



Approx Gross Internal Area  
102 sq m / 1094 sq ft

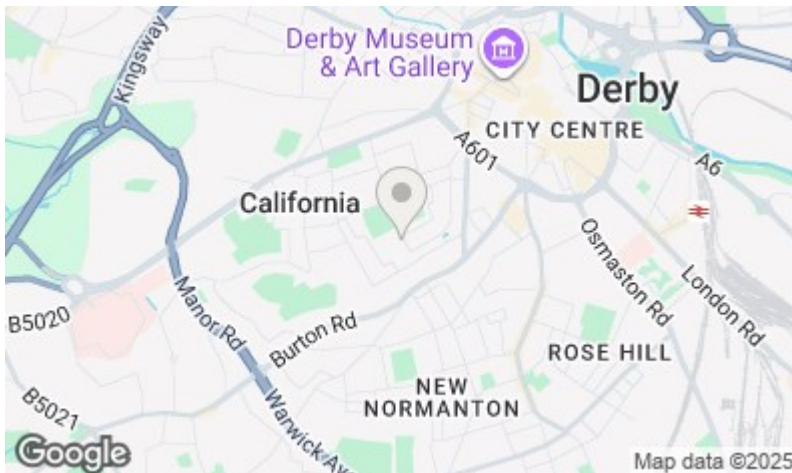


Ground Floor  
Approx 51 sq m / 547 sq ft



First Floor  
Approx 51 sq m / 547 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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