



14 Meadow Crescent, Derby, DE74 2LX

Offers Around £245,000

For Sale on Meadow Crescent this three-bedroom semi-detached home offers well-proportioned accommodation throughout. Benefiting from a driveway providing off-road parking for two vehicles, a garage, and a private rear garden, the property enjoys a convenient and established residential setting.

The ground floor comprises a welcoming entrance hallway with useful under-stairs storage, a spacious living and dining room featuring a gas fire and large front-facing window, and a fitted kitchen with a range of integrated appliances, including a microwave and dishwasher. To the rear, a conservatory provides an additional reception space overlooking the garden, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. The remaining bedrooms overlook the rear garden and offer flexible space. The family bathroom is fitted with a three-piece suite incorporating a separate electric shower, heated towel rail and built-in storage.

Externally, the property benefits from a private rear garden with a paved patio area accessed directly from the conservatory, along with mature planting that provides a pleasant degree of privacy. To the front, the driveway offers parking for two vehicles, with gated side access leading to a lean-to and garage.

Offering generous living space & practical accommodation - this is a well-positioned home suited to a variety of buyers.

Entrance Hallway



Entrance hallway with window to the side elevation, gas central heating radiator and under-stairs storage cupboard. Doors lead to the downstairs WC, lounge and kitchen, with stairs rising to the first floor.

Lounge



Spacious lounge featuring a large window to the front elevation, gas fire and gas central heating radiator. Carpeted flooring throughout and access to the conservatory.

Conservatory



Conservatory with tiled flooring, gas central heating radiator and sliding doors from the lounge. Double doors provide access to the rear garden.

Kitchen



Fitted kitchen with a range of wall and base units, incorporating an integrated microwave and dishwasher. Features include a gas hob with gas oven, sink with mixer tap, window to the rear elevation and a side door providing access to the side of the property.

Downstairs WC



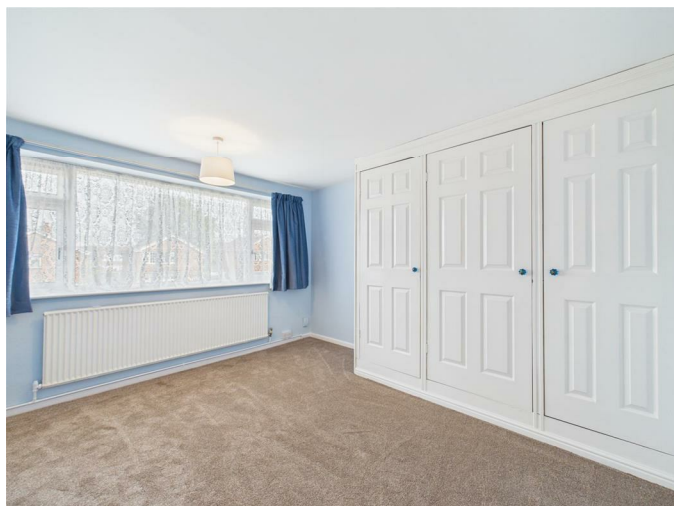
Comprising WC and wash hand basin with hot and cold taps and tiled splashback. Frosted window to side elevation.

Landing



Spacious landing with window to the side elevation, loft access and doors leading to all first-floor accommodation.

Bedroom 1



Double bedroom with window to the front elevation, gas central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom 2



Bedroom with window to the rear elevation, gas central heating radiator and carpeted flooring.

Bedroom 3



Bedroom with window to the rear elevation, gas central heating radiator and carpeted flooring.

Family Bathroom



Fitted three-piece suite comprising WC and wash hand basin with separate hot and cold taps, and a separate electric shower. The room features tiled walls, LVT flooring, a heated towel rail, built-in storage cupboard and a frosted window to the front elevation.

Garden



A private rear garden offering potential, with a paved patio area directly accessed from the conservatory and mature planting providing greenery and privacy.

Driveway



Providing off-road parking for two vehicles with gated side access leading to a lean-to and garage.

Disclaimer & Anti-Money Laundering (AML) Notice

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

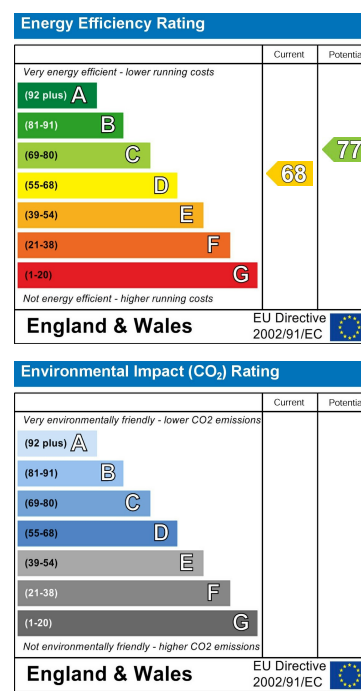
In accordance with current Anti-Money Laundering

Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan



Area Map



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