



**Crewe Street, DERBY DE23 8QR**



**welcome to**

**Crewe Street, DERBY**

Stylish 4-bedroom mid-terraced home in Normanton with loft conversion, modern interiors, two bathrooms, and a private garden—perfect for families seeking space, comfort, and convenience.





**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 142.4 m<sup>2</sup> (1,533 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



### Lounge

13' 2" Max x 9' 7" Max ( 4.01m Max x 2.92m Max )

### Living Room

15' 1" Max x 11' 9" Max ( 4.60m Max x 3.58m Max )

### Kitchen Diner

27' 11" Max x 10' 3" Max ( 8.51m Max x 3.12m Max )

### Shower Room

9' 4" Max x 3' 9" Max ( 2.84m Max x 1.14m Max )

### Bedroom One

15' 5" Max x 12' 2" Max ( 4.70m Max x 3.71m Max )

### Bedroom Two

13' Max x 10' 3" Max ( 3.96m Max x 3.12m Max )

### Bedroom Three

13' 1" Max x 9' 7" Max ( 3.99m Max x 2.92m Max )

### Bedroom Four

12' 4" Max x 10' 4" Max ( 3.76m Max x 3.15m Max )

### Bathroom

7' 8" Max x 6' 7" Max ( 2.34m Max x 2.01m Max )

welcome to

## Crewe Street, DERBY

- 4 spacious bedrooms including a versatile loft conversion
- Two modern family bathrooms, one recently refurbished with shower cubicle
- Contemporary kitchen/diner with integrated appliances and clean finishes
- Cosy lounge and separate living room for flexible family living

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £300,000



- Private rear garden with new brick flooring



Please note the marker reflects the postcode not the actual property

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