



HOPKINS & DAINTY

ESTATE AGENTS



Crawley Way, Derby, DE73 6XB

£89,999

50% SHARED OWNERSHIP Located at an end of a quiet Cul-de-Sac within the popular and sort after Regents Place development in Chellaston, this contemporary two double bedroom end town house offers an amazing opportunity for a first time buyer to get on the property ladder. We believe the property has around two years left on the NHBC guarantee and still feels like a new home.

The ground floor entrance hall opens a contemporary open plan living/ dining Kitchen, the lounge areas has French doors opening out onto the private rear garden and creating a bright and airy living space perfect for modern living. Useful understairs storage and a ground-floor guest WC completes the ground floor layout.

Upstairs are two double bedrooms, the front bedroom with two windows creates lots of light. Th rear bedroom is a comfortable space overlooking the rear garden with plenty of room for wardrobes and drawers.

A contemporary family with a white three piece including WC, basin, and bath with shower over is situated conveniently between the two bedrooms.

Outside, the property has two off-road parking spaces and a pathway leading to both the front entrance and gated side access. The rear garden is sunny and is fully enclosed with fencing, there is a low maintenance lawn and a paved patio area, there is also plenty of room for bin storage.

Crawley Way offers easy access to major road networks including the A50, A38 and ultimately the motorway network. Easy access to East Midlands Airport and the East Midlands Parkway Station. Local shops, vets and other amenities are within easy reach as are well regarded schools.

Front Driveway



The front of the property has parking spaces for two vehicles and a pathway leading to side gated pedestrian access to the rear low maintenance sunny garden.

Entrance Hallway

Modern Black front door leading to the Entrance Hall with a grey fitted carpet and a radiator with the stairs leading to the first floor.

Open Plan Living Kitchen 22'0" x 12'1" (6.73 x 3.69)



A bright and airy open-plan living room and kitchen featuring double-glazed French doors opening onto the rear garden, attractive grey wood effect flooring and contemporary wooden wall and base cupboards with grey work surfaces over, Built in gas hob and electric oven, one and a half bowl stainless steel sink with matching tap two radiators and access to a downstairs W.C. Useful understairs storage area,

Guest W.C.



Two Piece suite with basin and W.C, attractive radiator.

Bedroom 1 12'2" x 7'10" (3.72 x 2.39)



Bright and spacious double bedroom facing the rear garden with radiator and fitted carpet. Ample space for wardrobes.

Bedroom 2 12'1" x 6'6", 118'1" (3.69 x 2,36)



Bright and airy double bedroom facing the front elevation, two windows with radiator and fitted carpet.

Bathroom



Three piece bathroom suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splash backs, radiator, extractor vent and a double glazed side window.

Rear Garden



Bright and sunny low maintenance garden with patio and seating area.

50% Shared Ownership & Lease details.

We understand that this property was built in 2018 and has approximately 2 years of NHBC guarantee. The lease has 117 years left to run. The property is subject to a service charge that includes buildings insurance and the rental payment for the other 50% which is £264 pcm.

Draft Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide

only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

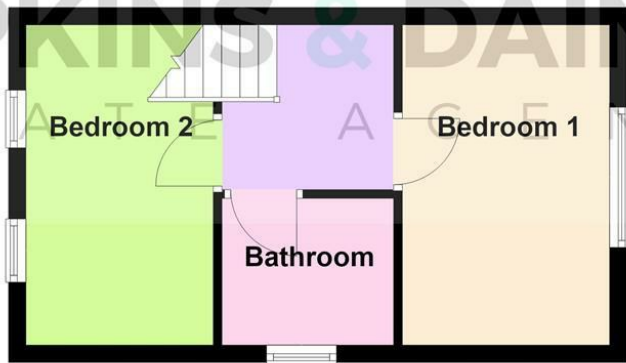
Ground Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



First Floor

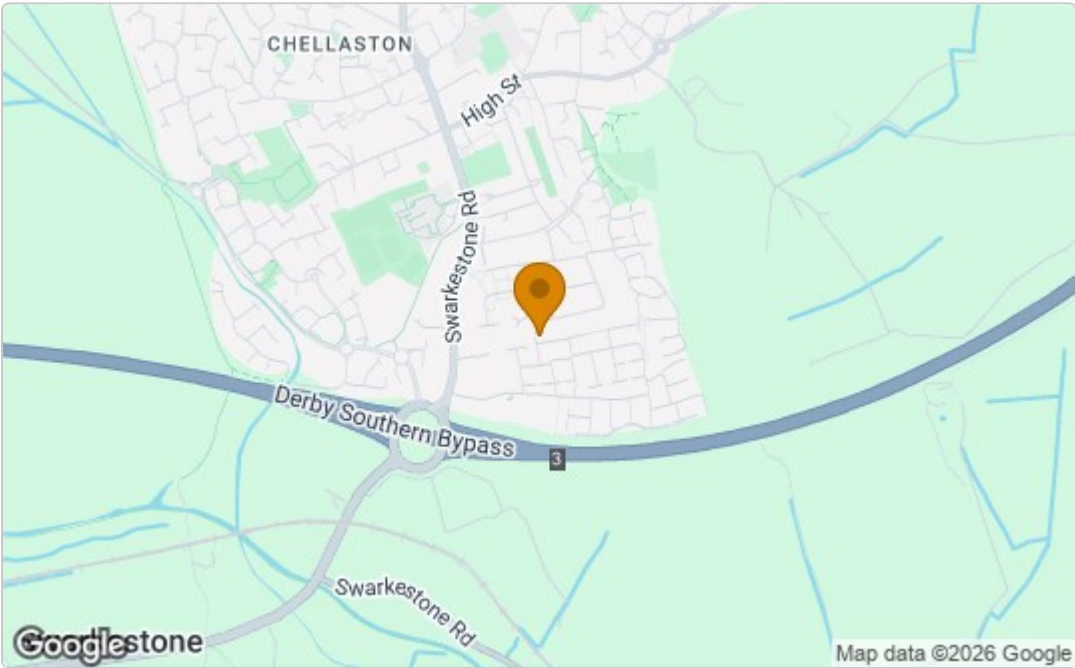
Approx. 24.8 sq. metres (267.3 sq. feet)



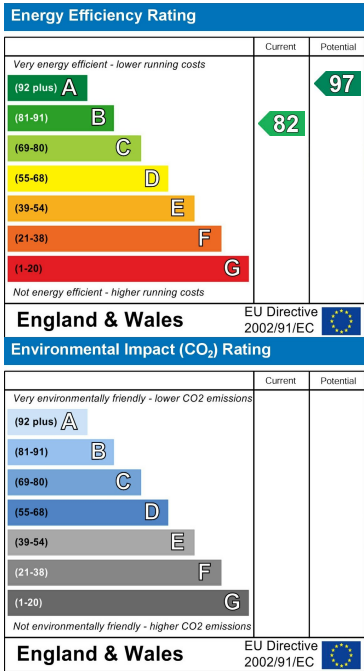
Total area: approx. 49.7 sq. metres (534.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.