

## 29 Channel Crescent, Derby, DE24 1AQ

Offers Around £275,000

Freehold



- No Upward Chain
- Favoured Residential Location
- Superbly Presented
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Breakfast Kitchen with Utility off
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Driveway & Garage
- Stylish Garden with Two Patios & Lawn





## Summary

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This is a superbly presented, conveniently located, three bedroom, detached residence occupying a popular location on City Point in Pride Park.

Having double glazing and gas central heating the property comprises entrance hall, fitted guest cloakroom, lounge and breakfast kitchen with utility off. The first floor has a semi-galleried landing and leads to a principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

To the rear of the property is a private, upgraded garden with extended stone terrace/patio, lawn, mature shrubs and there is a further patio to the foot of the garden. The garden is bounded by timber fencing and features a timber gate. The property also benefits from a driveway and single garage to the front.

Please note: Much of the furniture and the appliances are available by separate negotiation

# F&C

## **The Location**

City Point is located on Pride Park close to an excellent range of amenities including a supermarket, gym, a further range of retail outlets and Derby County football ground. The property is also close to pubs and restaurants and is convenient for the city's train station and a further range of facilities in the city centre. The property allows for easy access on to the A52.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

6'5" x 4'1" (1.98 x 1.27)

An entrance door provides access to hallway with staircase to first floor and stylish flooring.

#### **Fitted Guest Cloakroom**

6'1" x 3'3" (1.86 x 1.01)

Appointed with a low flush WC, pedestal wash handbasin, tiled surrounds and central heating radiator.



## Lounge

16'2" x 15'3" (4.95 x 4.67)

Featuring a brick chimney breast with recessed fire, two central heating radiators and double glazed windows to both front and rear.



### **Breakfast Kitchen**

15'4" x 9'4" (4.68 x 2.87)

Comprising granite effect worktops with tiled surrounds, inset sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards with down lighting, inset four plate gas hob with built-in extractor hood over and above and beneath, appliance space suitable for fridge freezer and dishwasher, stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, featured tile floor, double glazed window to front and matching French doors to rear.



### **Utility Room**

6'7" x 4'0" (2.01 x 1.23)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted cupboard, appliance space suitable for washing machine and tumble dryer, wall mounted gas fired boiler, central heating radiator, tile floor and panelled and glazed door to rear garden.



### **First Floor Landing**

15'5" x 6'2" (4.70 x 1.90)

A semi-galleried landing with central heating radiator and double glazed windows to front and rear.



### **Principal Bedroom**

12'4" x 8'8" (3.76 x 2.65)

Having a central heating radiator, fitted wardrobe and double glazed window to front.



### **En-Suite Shower Room**

5'4" x 3'10" (1.65 x 1.18)

Partly tiled and appointed with a suite comprising low flush WC, pedestal wash handbasin, shower cubicle, recessed ceiling spotlighting, central heating radiator and double glazed window to side.



### **Bedroom Two**

9'8" x 7'6" (2.95 x 2.31)

With central heating radiator and double glazed window to front.

### **Bedroom Three**

9'8" x 7'6" (2.95 x 2.30)

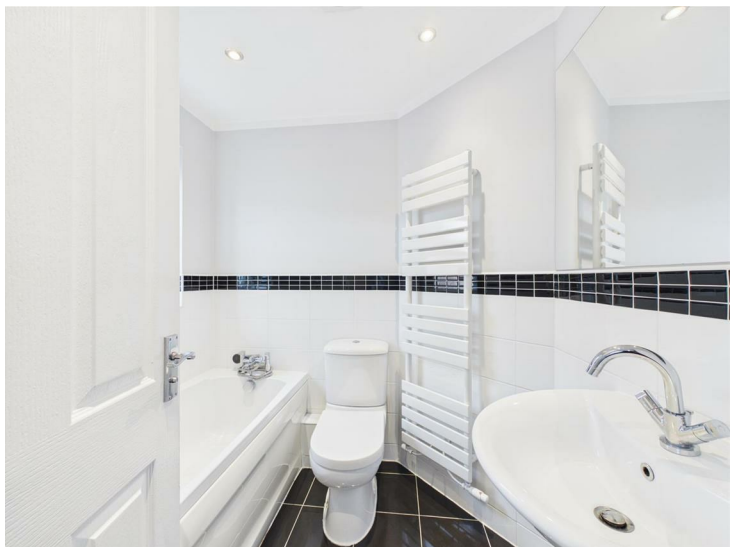
Having a central heating radiator and double glazed window to rear.



### **Bathroom**

6'5" x 6'3" (1.96 x 1.92)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to front.



## Outside

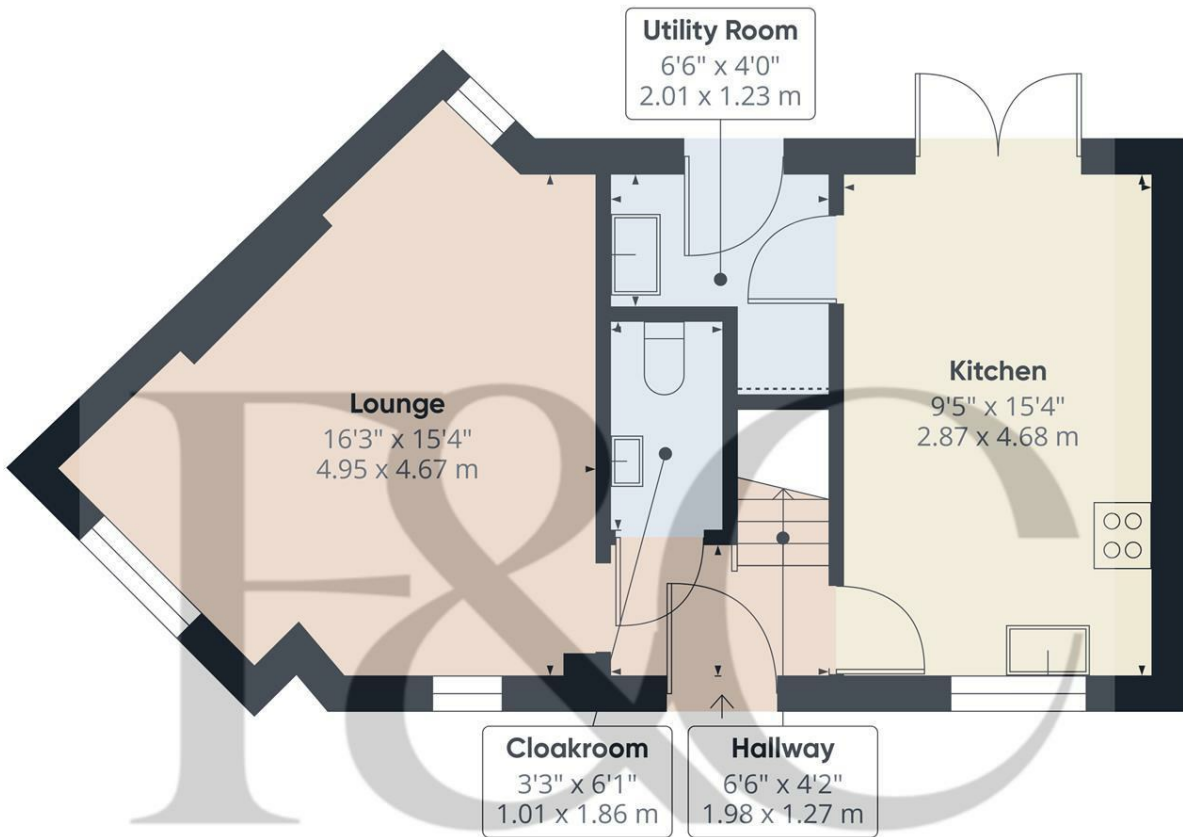
To the front of the property is a compact, lawn front garden with hedging and a pathway. There is an adjacent driveway providing off-road parking and access to a single garage.

To the rear of the property is a feature terrace located off the breakfast kitchen, lawn section, mature shrubs and a further patio to the foot of the garden. The garden is bounded by timber fencing and also features a hand gate to the driveway.



**Council Tax Band B**





**Approximate total area<sup>(1)</sup>**  
439 ft<sup>2</sup>  
40.8 m<sup>2</sup>

**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

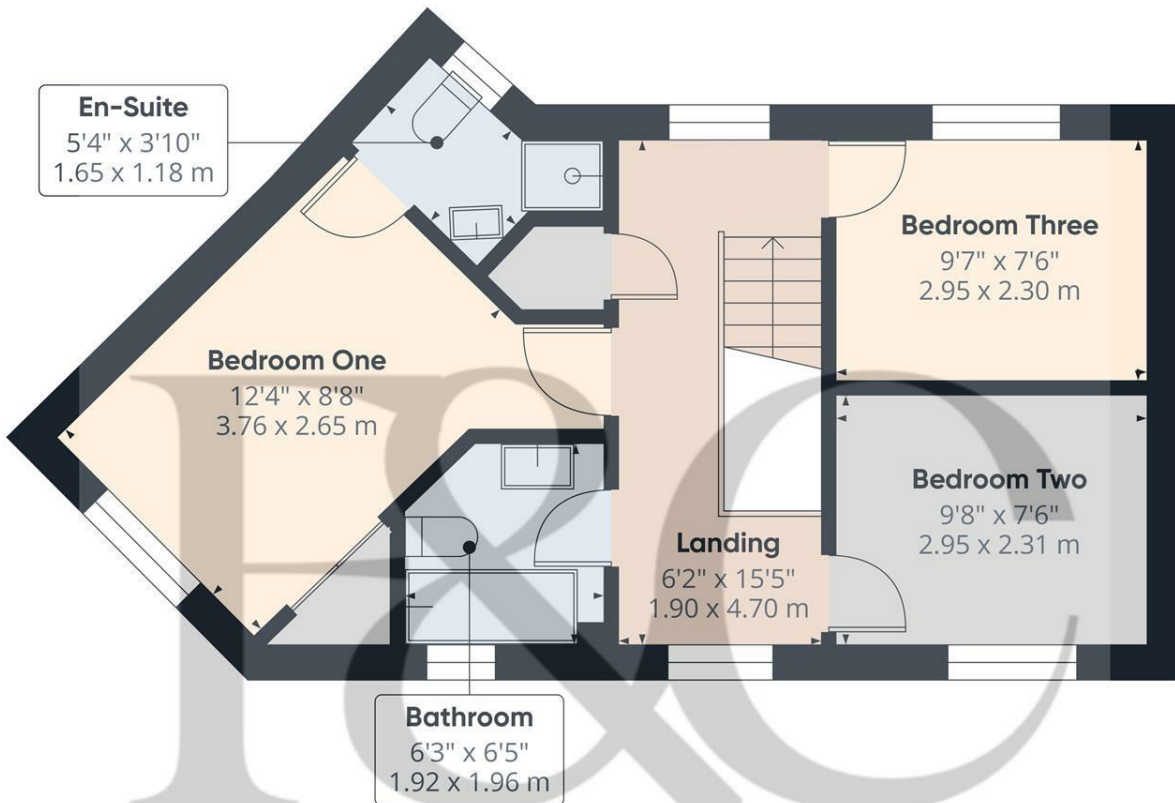
Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



**Approximate total area<sup>(1)</sup>**  
423 ft<sup>2</sup>  
39.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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Willington Office

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Mercia Marina  
Findern Lane  
Willington  
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29 Channel Crescent  
Derby  
DE24 1AQ

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	