







31 Craner Road, Derby, DE74 2SB

£325,000

Situated on Cranmer Road in Castle Donington, this modern detached home offers a delightful blend of comfort, style and convenience, occupying a generous corner plot. With three well-proportioned bedrooms, a thoughtfully arranged layout and attractive outdoor space, the property is ideally suited to a range of buyers.

Upon entering, the welcoming entrance hallway provides access to the ground floor accommodation, including a convenient downstairs WC. The spacious reception room benefits from a front-facing bay window and additional side elevation windows. The kitchen diner offers a practical and sociable setting, with double doors opening directly onto the garden. A range of high- and low-level cabinets provides ample storage, complemented by a useful under-stairs storage cupboard and integrated fridge freezer and washing machine.

To the first floor, the principal bedroom benefits from its own en-suite shower room, while the second bedroom features fitted wardrobes. The third bedroom, also fitted with wardrobes, is currently used as a dressing room. A family bathroom completes the upstairs. Shutters are fitted to all windows throughout the property (bar kitchen rear window & bathrooms)

Externally, the property continues to impress, occupying a generous corner plot set behind a mature privet hedge, offering an appealing degree of privacy. The landscaped rear garden is enclosed by a brick wall and provides a wonderful space with patio seating areas positioned at both the upper and lower levels. To the side, a garage and driveway provide parking for multiple vehicles, with the added benefit of an EV charging

Hallway 6'10" x 5'6" (2.09 x 1.68 m)

The hallway is accessed via a composite front door and provides access to the ground floor accommodation and staircase. The space benefits from laminate flooring, light walls and a wall-mounted thermostat, with GCH.

Living Room 10'1" x 17'10" (3.09 x 5.45 m)



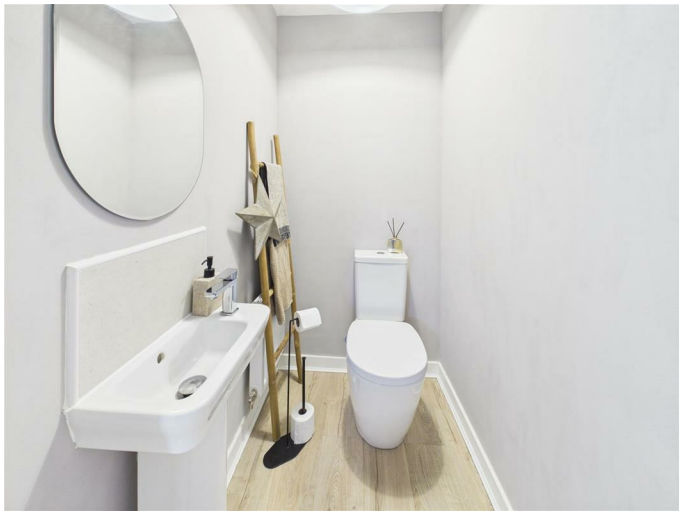
This inviting living room features a large bay window with plantation shutters that fill the space with natural light. The living room has a bay window and side windows, all fitted with plantation shutters, allowing plenty of natural light into the room. There is laminate flooring, a media wall with space for a TV and gas central heated radiator.

Kitchen/Dining 7'10" x 17'10" (2.40 x 5.44 m)



The kitchen/dining area has light cabinetry, marble-effect work surfaces and a tiled splashback. There is a gas hob, oven and stainless steel sink positioned beneath a window overlooking the rear garden. An under-stairs storage cupboard provides additional space, while the dining area has French doors opening onto the garden. The room also benefits from laminate flooring and a gas central heating radiator.

WC 3'7" x 4'11" (1.11 x 1.51 m)



The ground floor WC comprises a pedestal wash basin and WC, with matching flooring to the rest of the ground floor and a gas central heating radiator.

Landing 9'11" x 6'2" (3.04 x 1.89 m)



The landing has carpeted flooring, a side-facing window fitted with a shutter and a gas central heating radiator. Doors lead to the first-floor accommodation.

Bedroom 1 11'10" x 11'5" (3.61 x 3.49 m)



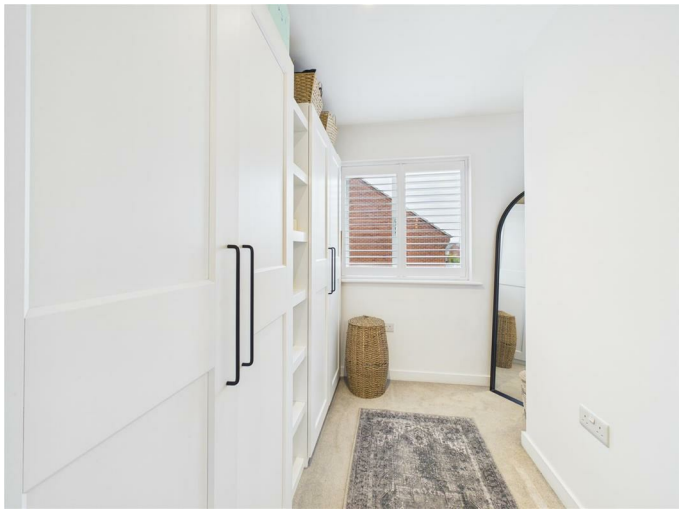
The main bedroom has a window fitted with plantation shutters, carpeted flooring and a gas central heating radiator. There is a storage cupboard over the stairs, with space for a double bed, drawers and wardrobes.

Bedroom 2 10'4" x 11'5" m (3.15 x 3.48 m)



Bedroom two has front and side-facing windows, allowing plenty of natural light into the room. Fitted wardrobes provide useful storage, with additional space for bedroom furniture.

Bedroom 3 8'7" x 6'3" m (2.61 x 1.9 m)



Bedroom three is currently used as a dressing room and has a side-facing window fitted with shutters, carpeted flooring and a gas central heating radiator.

Bathroom 6'9" x 5'8" (2.07 x 1.73 m)



The main bathroom comprises a bath with a wall-mounted shower, wash basin and WC. The walls are half-tiled, with contemporary fittings throughout.

En-Suite 6'0" x 5'11" (1.84 x 1.81 m)



The en-suite comprises a walk-in shower, WC and wall-mounted wash basin, with tiled walls and flooring. An illuminated mirror completes the room.

Rear Garden



The rear garden has an artificial lawn with a paved patio area and a stone pathway leading to a sunken seating area. The garden is enclosed by brick walls, providing a good degree of privacy and space to sit out or entertain.

Garage & Driveway



The property benefits from a detached garage with a manual up and over door and tandem driveway parking in front.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Legal Requirements - Utilities

Water - Mains
Electricity - Mains Supply
Sewerage - Mains
Heating - Gas Mains
Internet connection - Fttc
Internet Speed - Ultrafast 1800 Mbps 220 Mbps
Mobile Coverage - EE-85% Three-76% O2-76% Vodafone-71%

Regulatory Information

Anti-Money Laundering (AML)
In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme
We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)
We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

Referral to third parties
With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

Floor Plan



marble property services

Approximate total area(1)

873 ft²

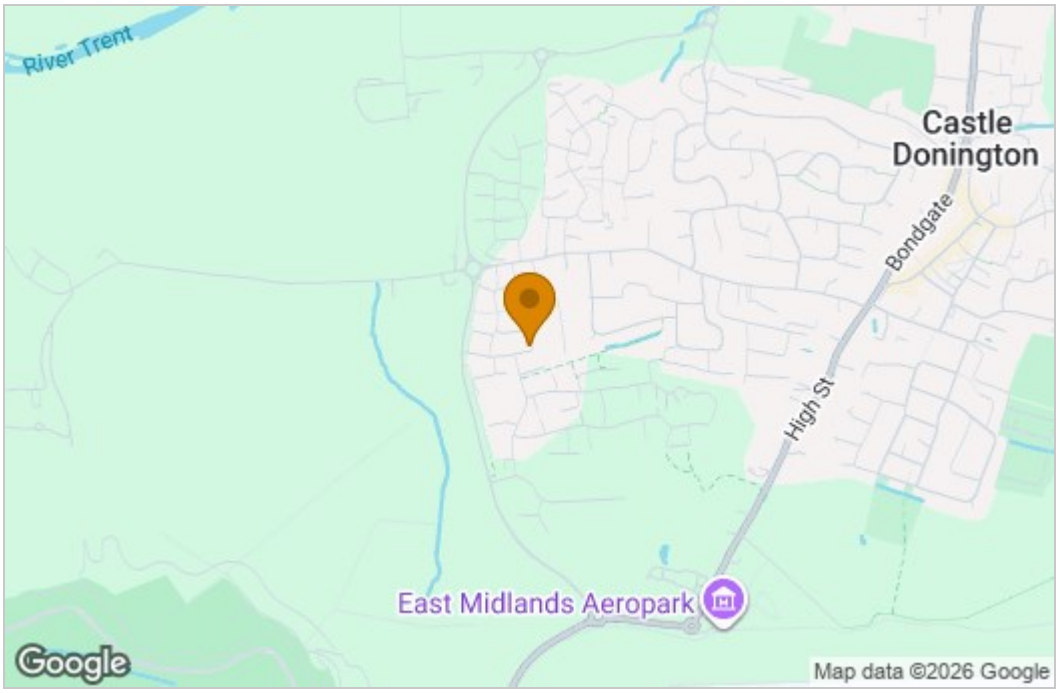
81.2 m²

(1) Excluding balconies and terraces

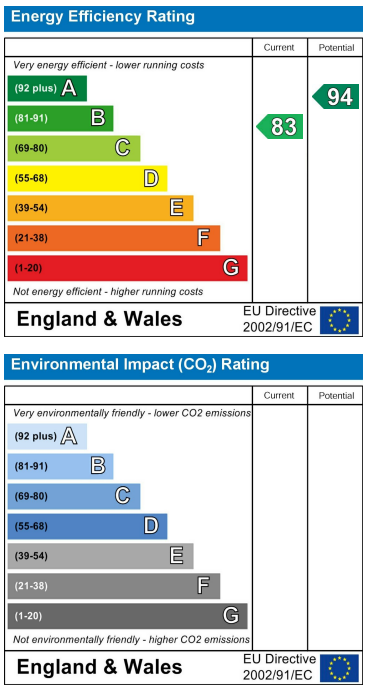
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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