Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

39 Cadgwith Drive, Allestree, Derby, DE22 2AF

£315,000

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Occupying a pleasant position on this tree-lined street is this well presented three bedroom detached property with extended kitchen, private garden, garage and offered for sale with no chain.

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Internally the property is neutrally decorated providing UPVC double glazed and gas centrally heated accommodation comprising, entrance porch, hall with stairs to the first floor, lounge with log burning stove, dining room leading into an extended kitchen. To the first floor are three well proportioned bedrooms and bathroom.

Externally there is a block paved driveway providing off road parking leading to a side garage with up and over door, power, light and integral door into the kitchen.

The rear garden is beautifully enclosed offering a good degree of privacy with mature hedges, a large 'L' shaped decked seating area leading down onto a lawn.

Cadgwith Drive is an established residential location located off Ferrers Way and Portreath Drive with ease of access sought to the Park Farm shopping centre and Allestree's many amenities including schooling at all levels. Duffield Road is also nearby providing ease of access to Derby City centre, also served by a frequent public transport service.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

UPVC front door with UPVC double glazed side windows and vinyl flooring, second UPVC double glazed door leading to:

HALLWAY

With stairs to the first floor, radiator, access into:

LOUNGE

14'06" x 11'04" (4.42m x 3.45m)

A spacious room with a large UPVC double glazed window to the front elevation, marble tiled hearth with multi fuel stove, TV aerial point, radiator.

DINING ROOM

7'04" x 8'07" (2.24m x 2.62m)

Linking the lounge to the kitchen with ample space for a dining table and chairs, rear facing UPVC double glazed window, radiator.

KITCHEN
16'02" x 8'07" (4.93m x 2.62m)
A good sized area with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate worktop and tiled splash back, vinyl flooring, stainless steel sink and drainer, electric cooker, gas hob and extractor fan, space for all necessary kitchen appliances, radiator, UPVC double glazed windows to the rear fitted with roman blinds and UPVC double glazed door to garden, storage pantry with useful shelving and internal access to the garage housing the wall mounted combination boiler providing domestic hot water and gas central heating.

FIRST FLOOR

STAIRS AND LANDING
Large UPVC double glazed window provides plenty of natural light, access to all bedrooms, bathroom and loft.

BEDROOM ONE
11'07" x 8'07" (3.53m x 2.62m)
UPVC double glazed window to the front elevation, radiator.

BEDROOM TWO
11'7 x 8'7 (3.53m x 2.62m)
UPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE
5'11 x 8'10 (1.80m x 2.69m)
UPVC double glazed window to the rear elevation, radiator.

BATHROOM
Fitted with a luxurious corner bath with an enlarged showering area and wall mounted contemporary shower, wash hand basin sat on a tiled vanity unit and a low level WC, tiling to all splash areas, laminate floor, UPVC double glazed window Venetian blind, heated towel rail.

EXTERNALLY

To the front of the property there is a block paved driveway providing ample off road parking and a garage with up and over door, power and light. To the rear there is lawned area, decked patio with pagoda and well stocked borders with a range of plants and shrubs.

EPC RATING

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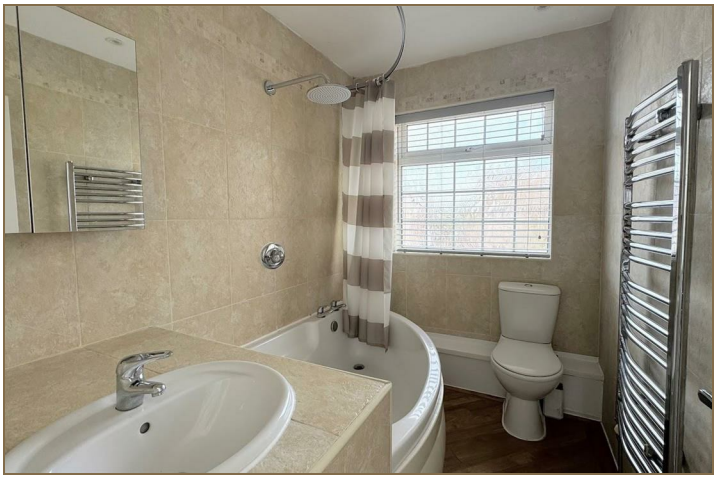
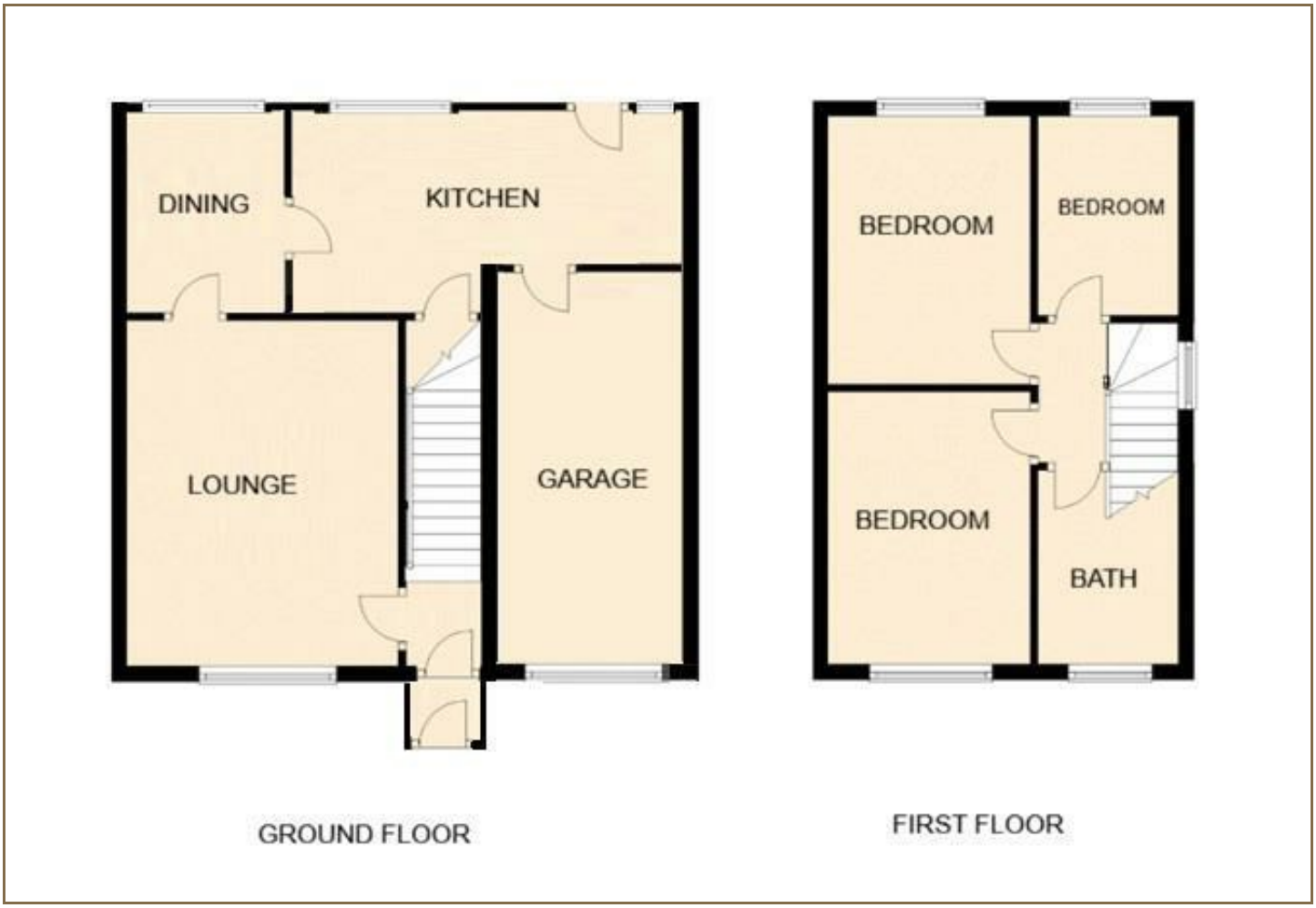


Road Map

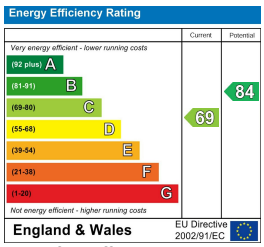
Floor Plan

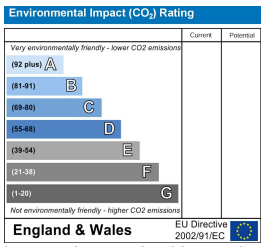


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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