

Cadgwith Drive

Derby, DE22 2AF



Lovely house providing great potential for refurbishment, suitable for first time buyer or small family with potential to make a third bedroom. Great location within walking distance of great amenities and with access to excellent transport links

£250,000

John German 

Cadgwith Drive sits on the Darley Abbey side of Allestree with a range of Schools, Park Farm shopping centre, Allestree Park and Darley Park all with-in walking distance. Easy access to the A6/A38/A50. Derby city centre, Derby University and mainline train station less than a 20 minute cycle away.

Entrance to the property is via an entrance lobby with stairs rising to the first floor a window to the side and a door through to the ground floor living areas. The lounge is a lovely generous room with a large picture window overlooking the front elevation, modern living flame gas fire, glazed double doors leading through to dining kitchen.

The kitchen area is fitted with a range of base and eye level units with roll edge worksurfaces, inset one and half bowl sink unit with mixer tap, tiled splashbacks, space for appliances, built-in understairs pantry cupboard. There is space for a dining table at the opposite end of the room, two windows providing views over the rear garden and an entrance door to the side.

On the first floor, bedroom one was originally planned as two separate bedrooms and could be split with two windows overlooking the rear garden and bedroom two is also a double room with a window to the front, this time and fitted wardrobes.

The bathroom completes the internal accommodation fitted with a three piece suite comprising low flush WC, pedestal washbasin and a panelled bath with shower over, tiled splashbacks, window to the front.

Outside, the property is set back from the road behind a paved low maintenance frontage with herbaceous shrubs providing year round interest and colour and a paved driveway providing off road parking and access to the garage (please note the garage is long but not very wide, it does have an inspection pit, a courtesy door to the rear and power and lighting).

To the rear is a private south facing garden being mainly laid to lawn with raised beds and a paved patio.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA28102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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