

Crabtree Close

Derby, DE22 2SW

John 
German





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£325,000

Lovely property perfect for couples and young families with a number of recent improvements including a stylish modern kitchen with a separate utility room, large open plan living and dining room with bay window and French doors. Modern bathroom and three good bedrooms.



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Entrance to the property is via a spacious entrance hall with lots of natural light from the part double glazed entrance door and a side facing window, stairs rise to the first floor with superb bespoke storage built-in underneath and there is a very stylish guest cloak room also built-in under the stairs and fitted with a concealed flush WC and corner wash basin with a mosaic tiled splashback, heated towel radiator and window to the side. The kitchen has been refitted with a stylish range of light wood base storage cupboards with contrasting worksurfaces and matching splashbacks, inset on and a half bowl sink unit with mixer tap, built-in oven and gas hob with extractor hood over and a tiled splashback, space for a dishwasher, open shelving and a window to the side. Off the kitchen is a useful utility room with space for a range of appliances and an entrance door opening into the rear garden. The main living rooms provide lovely open spaces for seating and dining with wood flooring, a large bay window overlooking the front elevation and French doors opening out onto the rear patio. A feature fireplace forms the focal point of the room, having an elegant surround and an electric imitation stove.

On the first floor stairs lead to a central landing with a window to the side and doors leading off to the bedrooms and bathroom. The fully tiled bathroom is fitted with a modern three piece suite comprising low flush WC, vanity wash basin with storage beneath, panelled bath with double head shower over, chrome heated towel radiator and window to the rear. The master bedroom has a large bay window overlooking the front elevation, panelled feature wall and wood flooring. There are two further lovely bedrooms both overlooking the rear garden with field views over the roof tops and into the distance.

Outside the front of the plot is block paved and provides side by side parking for three cars with gated access to the side where there is space to build a garage or extend (STPP) if desired. The rear garden is fully enclosed and mainly laid to lawn with a split-level paved patio and a base for a garden shed or cabin. The current cabin may be available by separate negotiation.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

Broadband type: 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: JGA/04042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

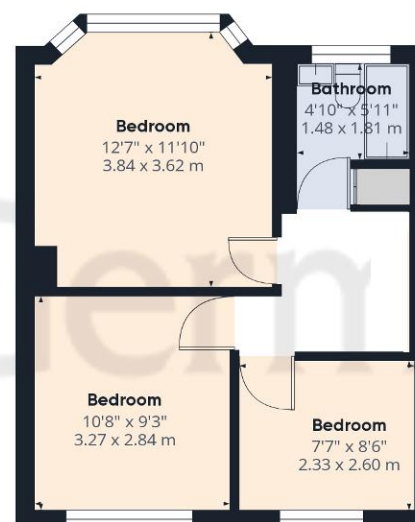
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

788.03 ft²

73.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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