



**Newbridge Crescent, Shelton Lock Derby DE24 9FR**

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**Newbridge Crescent, Shelton Lock Derby**

A beautifully maintained two-bedroom detached home in the sought-after area of Shelton Lock. Featuring a cosy lounge, modern kitchen, private garden, and garage-perfect for small families, downsizers, or investors. Ready to move into!





**Floor Plan**

**Garage**

**Living Room**

15' 4" Max x 10' 9" Max ( 4.67m Max x 3.28m Max )

**Kitchen**

15' 5" Max x 8' 9" Max ( 4.70m Max x 2.67m Max )

**Bedroom One**

15' 9" Max x 10' 8" Max ( 4.80m Max x 3.25m Max )

**Bedroom Two**

9' 5" Max x 8' 9" Max ( 2.87m Max x 2.67m Max )

**Shower Room**

7' 4" Max x 5' 8" Max ( 2.24m Max x 1.73m Max )

**Garage**

15' 9" Max x 8' 11" Max ( 4.80m Max x 2.72m Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Newbridge Crescent, Shelton Lock Derby

- Spacious two-bedroom detached home, Bright and cosy lounge with patio doors to the garden
- Well-equipped fitted kitchen
- Two good-sized bedrooms with fitted wardrobes. Family bathroom with shower
- Beautiful private garden with patio, lawn, and Garage with multi-purpose use
- Prime Shelton Lock location

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121104 - 0009

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