



### 3 Bed House - Detached

53 Cadgwith Drive, Allestree, Derby DE22 2AF

Offers Around £289,950 Freehold



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& Company

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- Delightful Extended Detached Home
- Popular Tree-Lined Location in Allestree - Close To Excellent Amenities
- Lounge
- Extended Living Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Private Sunny Garden
- Driveway & Carport
- Garage Space ( subject to planning permission )
- No Chain Involved

This delightful extended detached house on Cadgwith Drive, Allestree offers a perfect blend of comfort and convenience. The property benefits from an extended living kitchen/dining room with doors leading to the private rear garden.

The house boasts a lovely sunny garden, perfect for enjoying the outdoors, whether it be for gardening, or simply soaking up the sun.

Situated close to good local amenities, residents will find everything they need within easy reach, from shops to schools and parks. The absence of a chain involved means a smoother transition for potential buyers, allowing for a quicker move-in process.

#### The Location

The location is a very popular residential suburb of Derby approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Rolls Royce, University of Derby, Royal Derby Hospital and Toyota. For those who enjoy the outdoor pursuits, the nearby Derbyshire countryside provides some delightful scenery and countryside walks.

#### Accommodation

##### Ground Floor

##### Entrance Hall

4'4" x 3'4" (1.33 x 1.03)

With double glazed entrance door, radiator, double glazed side window and staircase leading to first floor.

##### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with circular shaped patio, shrubs, plants.

## Lounge

14'5" x 11'5" (4.41 x 3.48)

With feature fireplace with inset gas fire, decorative beams to ceiling, radiator, internal half glazed doors giving access to living kitchen/dining room and double glazed bow window with deep window sill with aspect to front.



## Extended Living Kitchen/Dining Room

14'9" x 8'5" x 9'9" x 8'0" (4.52 x 2.59 x 2.99 x 2.44)



## Dining Area

9'9" x 8'0" (2.99 x 2.44)

With radiator, double glazed window to rear, double glazed French doors, two double glazed Velux style windows to rear, open square archway, wood effect flooring.



### Kitchen Area

14'9" x 8'5" (4.52 x 2.59)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, gas cooker, fridge freezer, radiator, wood effect floor, tiled floor area, tiled splashbacks, double glazed window, concealed central heating boiler, half glazed internal doors opening into lounge, double glazed side access door and door giving access to pantry.



### Pantry

2'11" x 2'11" (0.91 x 0.90)

With shelving and window.

### First Floor Landing

8'3" x 3'2" (2.54 x 0.98)

With built-in storage cupboard housing the hot water cylinder, double glazed window to side and access to roof space.

### Bedroom One

11'6" x 8'7" (3.51 x 2.64)

With fitted wardrobes, radiator, coving to ceiling, double glazed window to rear and internal panelled door.



## Bedroom Two

11'7" x 8'6" (3.55 x 2.61)

With radiator, coving to ceiling, double glazed window with aspect to front and internal sliding door.



## Bedroom Three

7'2" x 5'11" (2.19 x 1.81)

With radiator, coving to ceiling, wardrobe, double glazed window to rear and internal panelled door.



## Bathroom

5'10" x 5'10" (1.80 x 1.79)

With bath with shower over, pedestal wash handbasin, low level WC, fully tiled walls, tiled floor, radiator, double glazed window to front and internal panelled door.



## Private Garden

Being of a major asset and sale to this particular property is its south facing, enclosed rear garden with raised patio/terraced area providing pleasant sitting out entertaining space, complemented by a varied selection of shrubs, plants, shaped lawns and timber shed.



## Outside Store/Laundry

5'2" x 3'0" (1.58 x 0.93)

With plumbing for automatic washing machine and power socket.



## Driveway

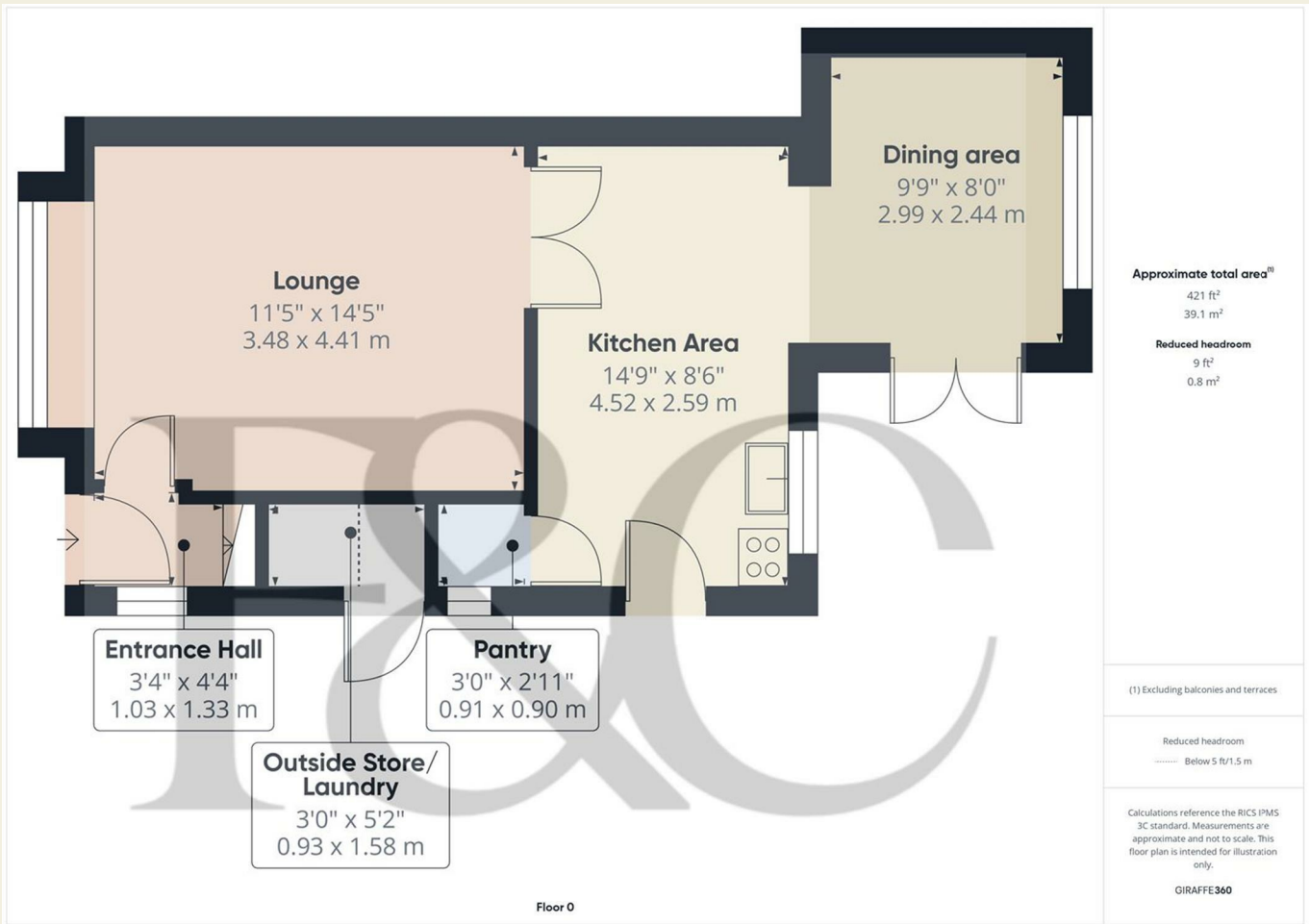
A driveway provides car standing spaces for two/three cars.

Carport  
With outside light.

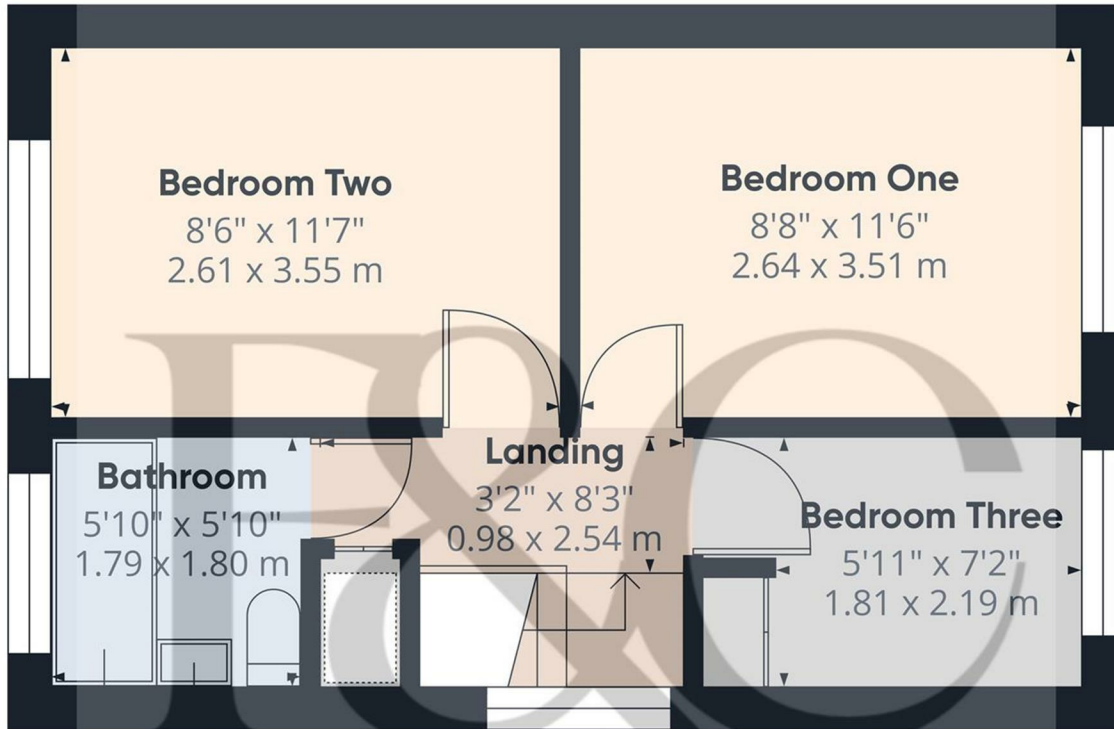


Garage Space  
Subject to planning permission

Council Tax Band C



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Floor 1

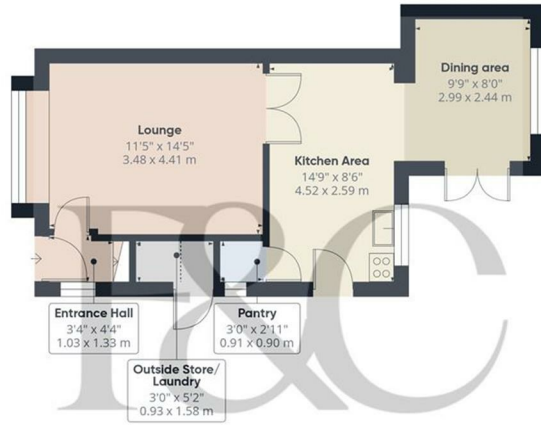
Approximate total area<sup>m</sup>  
 316 ft<sup>2</sup>  
 29.3 m<sup>2</sup>

(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.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

737 ft<sup>2</sup>  
68.4 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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