



## 18 Ferrers Close, Derby, DE74 2QW

**Offers Over £250,000**

Tucked away on a quiet cul-de-sac in the sought-after historic village of Castle Donington, this well-presented three-bedroom semi-detached home offers spacious accommodation, excellent transport links, and a private enclosed garden — making it an ideal choice for families, first-time buyers, or investors alike.

The property benefits from uPVC double glazing, gas central heating, a detached garage, and off-road parking.

Inside, the accommodation briefly comprises an entrance hallway with useful understairs storage, a ground floor cloakroom/WC, a spacious lounge, and a modern open-plan kitchen/diner with sliding doors opening directly onto the rear garden, creating an ideal space for entertaining and family living.

To the first floor, the landing provides access to three well-proportioned bedrooms, and a family bathroom fitted with a three-piece suite.

Externally, the property is set back behind a front lawn with paved area and driveway providing off-road parking, with an additional allocated parking space leading to the detached garage at the side of the property. Gated side access leads to the private rear garden, featuring a lawn, patio area, garden shed, and fenced boundaries.

## The Property



## Bedroom One 13'11" x 8'10" (4.26 x 2.70)



## Entrance Hallway 14'4" x 3'6" (4.39 x 1.08)

## Living Room 14'0" x 11'2" (4.29 x 3.41)



## Bedroom Two 10'6" x 11'10" (3.22 x 3.62)



## Kitchen 9'8" x 17'8" (2.97 x 5.41)



## Bedroom Three 11'1" x 5'6" (3.38 x 1.7)



Garden Room 7'3" x 12'6" (2.23 x 3.83)



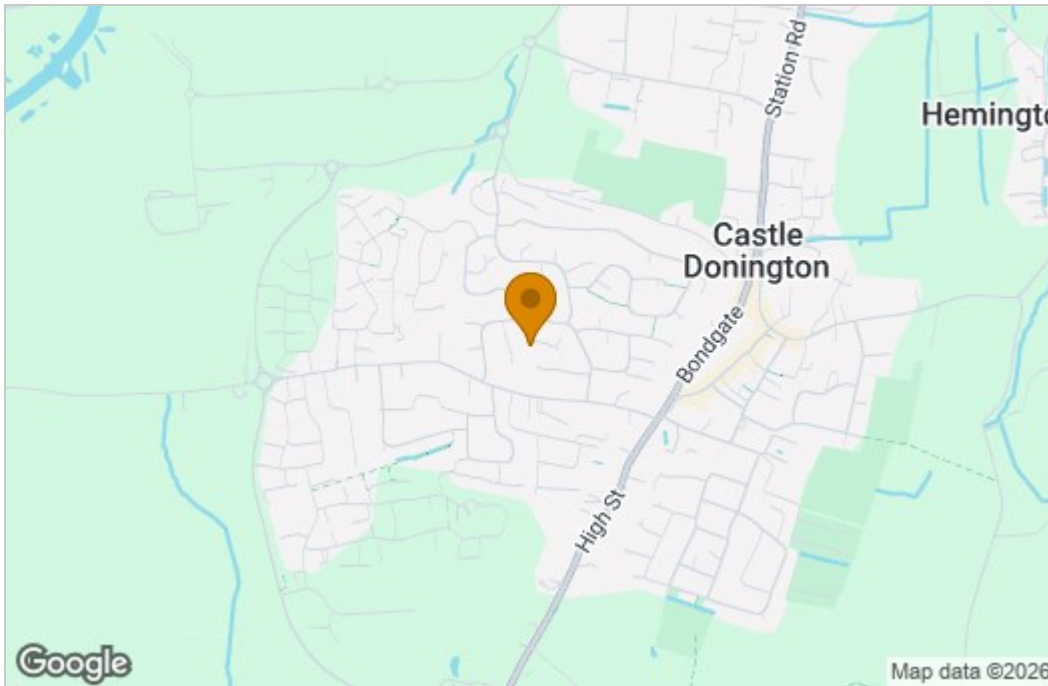
Garden & Outdoors



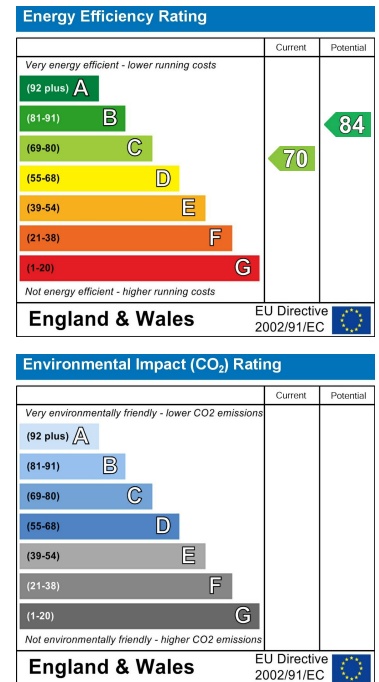
## Floor Plan



## Area Map



## Energy Efficiency Graph



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