



## 24 Craner Road, Derby, DE74 2SB

**Offers Over £255,000**

Snuggle into savings this cosy season with our Winter incentive- Purchasers will receive £300 towards your solicitors fees upon completion of sale when you purchase this property!!

**MORE THAN MEETS THE EYE- UPGRADED FAMILY HOME-** This three bedroom property offers well-proportioned bedrooms, two stylish bathrooms with En-suite to master and is perfect for families or professionals seeking a contemporary home.

The current owners have lovingly upgraded the property, ensuring it is beautifully presented and sleek throughout. The bespoke media wall adds a touch of sophistication, perfect for enjoying your favourite films or hosting gatherings. The outdoor space is equally impressive, featuring modern landscaping that creates a serene environment for outdoor enjoyment. The addition of the outdoor office provides a versatile area that can serve as a home office or a business headquarters, catering to the needs of those who work from home or anyone who might just want their own games space or man cave!

Conveniently located near local schools and amenities, this property offers easy access to everything you need for daily life. With parking available for two vehicles, you will find this home not only practical but also a wonderful place to live. In summary, this end terrace house on Craner Road is a stunning example of modern living, combining style, functionality, and a prime location. It is a must-see for anyone looking to settle in the vibrant community of Castle Donington.

BEING SOLD WITH NO ONWARDS CHAIN

### Front Aspect

Tandem driveway providing ample off-road parking, with a gate leading to the rear garden for added convenience. A well-maintained pathway leads to the front door, bordered by a neatly laid lawn and established shrubbery

### Entrance Hallway 10'06 x 3'07 (3.20m x 1.09m)

Accessed via a composite front door, the welcoming entrance hallway features a gas central heating radiator and elegant porcelain tiled flooring, offering both comfort and durability. Stairs rise to the first floor

### Guest Cloakroom 6'09 x 3'01 (2.06m x 0.94m)

With a frosted window to the front for natural light and privacy. It is fitted with a low-level W/C, wall-mounted hand wash basin, and a gas central heating radiator. The space is finished with stylish and practical porcelain tiled flooring.

### Kitchen 10'06 x 7'06 (3.20m x 2.29m)

A well-appointed kitchen featuring a window to the front elevation, allowing for plenty of natural light. Fitted with an Indesit electric oven, Zanussi four-ring gas hob with overhead extractor fan, integrated dishwasher, and integrated washing machine. A range of eye and base level cupboards provides ample storage space, all complemented by a gas central heating radiator and stylish porcelain tiled flooring.

### Lounge Diner 17'03 x 11'05 (5.26m x 3.48m)

A spacious and modern lounge diner featuring a window and double doors to the rear elevation, providing an abundance of natural light and access to the rear garden. The room includes a practical under-stair storage cupboard, a contemporary media wall with integrated electric fire, and spotlighting for a stylish finish. Additional features include a gas central heating radiator and sleek porcelain tiled flooring, creating a comfortable and elegant living space.

### Stairs Rising To First Floor

offering access to all upper-level rooms. The landing provides entry to the loft space, which is boarded for storage and features a pull-down ladder for easy access. A built-in storage cupboard houses the Baxi combi boiler, neatly concealed yet conveniently accessible.

### Bedroom One 10'04 x 10'04 (3.15m x 3.15m)

A well-proportioned bedroom with a window to the front elevation, allowing for plenty of natural light. The room features a gas central heating radiator, a built-in storage cupboard, and carpeted flooring, door leading to;

### En-Suite 6'04 x 5'02 (1.93m x 1.57m)

Features a frosted window to the front for natural light and privacy. It is fitted with a low-level W/C, hand wash basin, and a fully tiled enclosed shower cubicle with a modern T-bar shower unit. Finished with vinyl flooring

### Bedroom Two 10'10 x 7'09 (3.30m x 2.36m)

A bright and comfortable bedroom with a window to the rear elevation, offering views over the garden. The room includes a gas central heating radiator and is finished with laminate flooring

### Bedroom Three 7'01 x 6'08 (2.16m x 2.03m)

A cosy third bedroom with a window to the rear elevation, providing natural light and garden views. Features include a gas central heating radiator and carpeted flooring

### Bathroom

Having laminate wood effect flooring and modern white three piece suite including bath, hand basin and W/C.

### Rear Garden

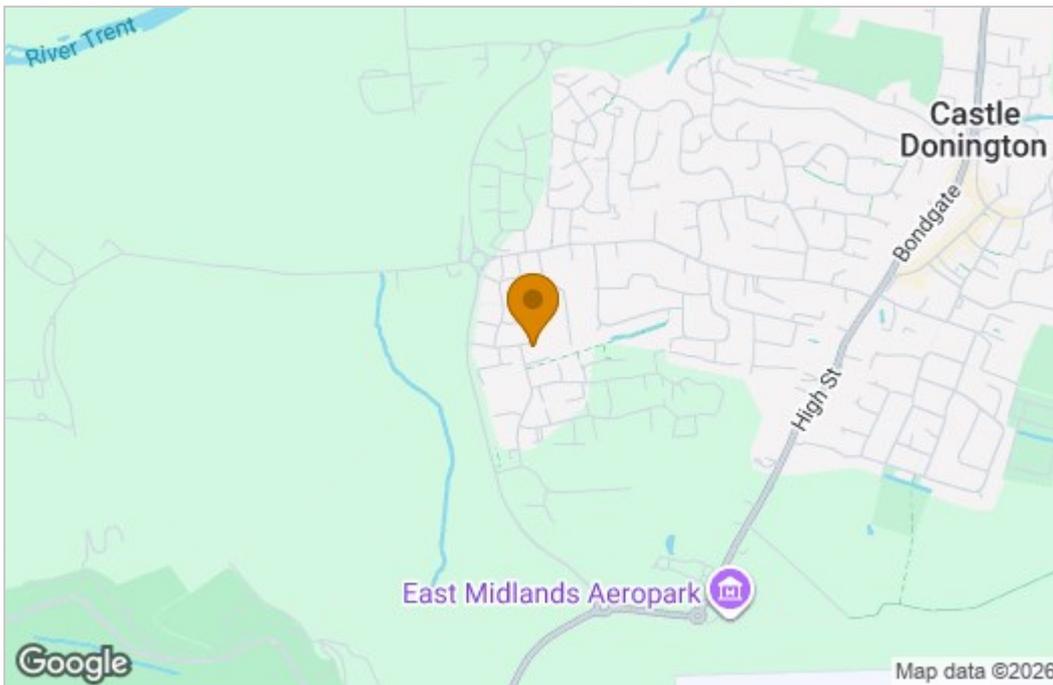
A beautifully landscaped South facing rear garden featuring laid porcelain tiles and a stylish composite decked area, perfect for outdoor dining and relaxation. Steps lead up to a neatly maintained laid astroturf, offering a low-maintenance green space ideal for family fun or entertaining

### Outhouse

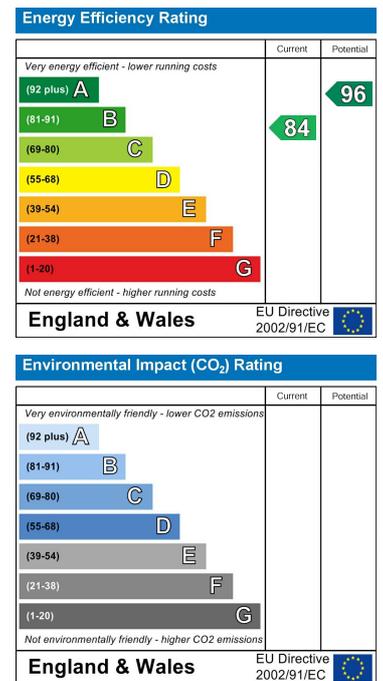
Equipped with electricity and lighting, this space is currently set up as a groom room but can easily be transformed into a home office, man cave, or creative retreat!

## Floor Plan

## Area Map



## Energy Efficiency Graph



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