



2 Crabtree Close, Derby, DE74 2NY

Offers Over £250,000

Get ready to fall in love with this fantastic three-bedroom semi-detached home on the ever-popular Crabtree Close in Castle Donington! From the moment you step inside, the spacious hallway sets the tone, complete with handy storage and a downstairs cloakroom. The bright and inviting lounge is a real highlight, featuring a charming log burner and a large bay window that floods the room with natural light.

The generous kitchen/diner is perfect for family life and entertaining, with French doors opening straight onto the garden for effortless indoor-outdoor living. Upstairs, you'll find three impressively sized bedrooms and bathroom with a walk-in-shower, offering plenty of space for a growing family, home office or guest rooms.

The rear garden is mainly laid to lawn, ideal for children, pets or summer gatherings, and there's also a garage providing great storage or parking options.

Situated in thriving Castle Donington, you're just moments from a brilliant range of shops, cafes, pubs and local amenities. Families will love the excellent nearby schools, and commuters will appreciate unbeatable connections to the M1, East Midlands Airport and East Midlands Parkway.

A superb family home in a buzzing, well-connected village — this one won't hang around!

Entrance Hallway



A spacious and welcoming entrance hall with a UPVC front door, carpet flooring, a radiator, and a useful storage area that also houses a cloakroom.

Lounge 13'3 x 17'7 (4.04m x 5.36m)



A bright, inviting living space featuring carpet, a radiator, a charming log burner and a large UPVC bay window that fills the room with natural light.

Kitchen/Diner 10'0 x 17'7 (3.05m x 5.36m)



A generous kitchen offering eye level and base level units, sink with mixer tap, eye level oven, electric induction hob and extractor fan. The dining area has modern laminate flooring, a radiator and plenty of room for dining and entertaining. French doors open directly onto the rear garden, creating a smooth flow for indoor-outdoor living.

Landing

The landing area has carpet as well as providing access to all bedrooms and houses the loft hatch, creating a warm, homely feel throughout the upper floor

Bedroom One 12'5 x 9'8 (3.78m x 2.95m)



A spacious double bedroom with soft carpet underfoot, UPVC window to the front and a radiator, offering a comfortable and relaxing space.

Bedroom Two 11'0 x 9'4 (3.35m x 2.84m)



Another excellent-sized bedroom with carpet, UPVC window to rear and a radiator — ideal as a children's room, guest room or home office.

Bedroom Three 9'4 x 7'10 (2.84m x 2.39m)



A surprisingly generous third bedroom, also carpeted, UPVC window to front and with a radiator, providing superb flexibility for growing families.

Bathroom 7'7 x 8'2 (2.31m x 2.49m)



A modern bathroom featuring a large walk-in shower, basin and W/C, complete with a frosted UPVC window to the rear and a radiator. A bright, clean and practical space for everyday family living.

Outside/Garage 9'1 x 17'7 (2.77m x 5.36m)

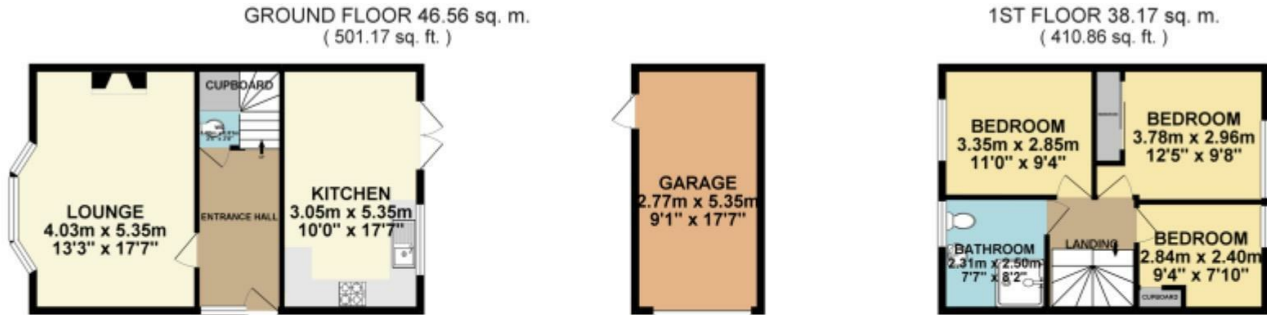


The rear garden is mainly laid to lawn — perfect for children, pets or summer gatherings. The property also benefits from a garage offering additional storage or parking.

Location

Situated in the sought-after village of Castle Donington, you'll enjoy a fantastic mix of amenities including shops, cafés, pubs, leisure facilities and everyday essentials. Well-regarded schools such as St Edward's, Orchard Community Primary and Castle Donington College are close by. Commuters benefit from excellent links to the M1, East Midlands Airport and East Midlands Parkway.

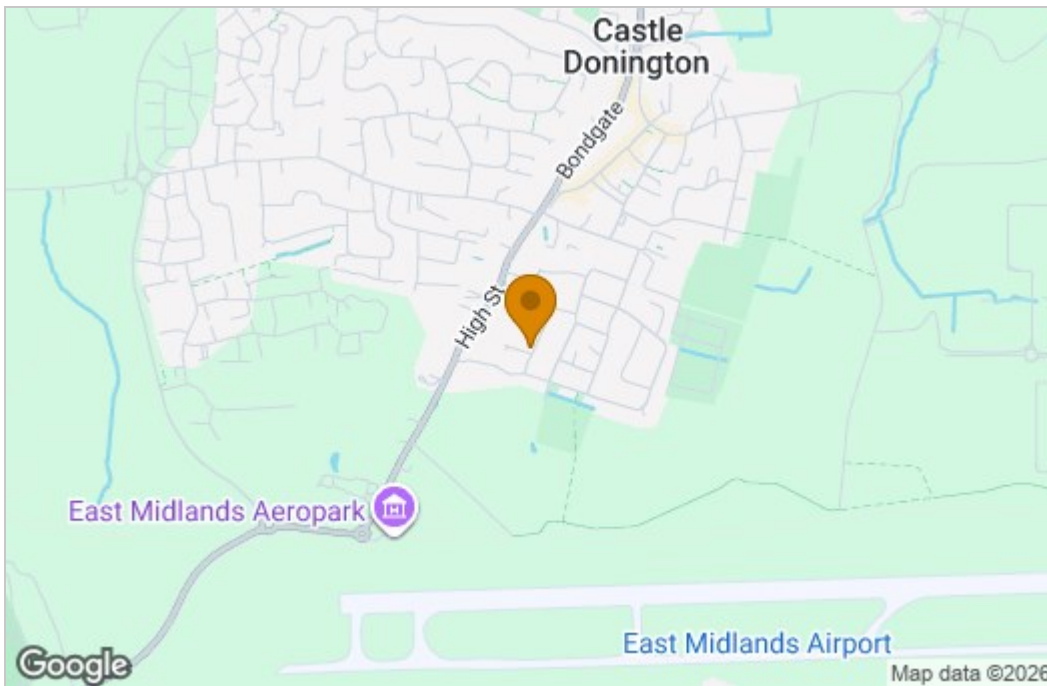
Floor Plan



TOTAL FLOOR AREA : 84.73 sq. m. (912.03 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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