



digitally Altered



52 Craner Road, Derby, DE74 2SB

£260,000

This beautifully presented three bedroom semi-detached home offers stylish and contemporary living throughout, making it an ideal choice for families and professionals alike. The current owners have maintained the property to an exceptional standard, with the home remaining in immaculate, show-home condition.

The accommodation comprises three well-proportioned bedrooms, including a spacious principal bedroom with a modern en-suite shower room, alongside a contemporary family bathroom finished to a high specification.

Outside, the property continues to impress with a beautifully landscaped rear garden designed for both relaxation and entertaining. Featuring attractive flagstone paving and a dedicated seating area, the garden enjoys a rare level of privacy for a modern new-build home, thanks to the mature hedgerow and established trees beyond the boundary. Private gated side access leads directly to the driveway.

Conveniently situated within easy reach of local schools, amenities, and transport links, the property combines modern comfort with everyday practicality. Further benefiting from off-road parking for two vehicles, this exceptional home offers a wonderful opportunity to enjoy life in the highly sought-after village of Castle Donington.

Early viewing is highly recommended.

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



Accessed via a composite front door, the welcoming entrance hallway features a gas central heating radiator and wood effect linoleum flooring. Stairs rise to the first floor.

WC



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 wood effect linoleum flooring.

Kitchen



A well-appointed kitchen featuring a window to the front elevation, allowing for plenty of natural light. Fitted with an electric oven, induction hob with overhead extractor fan 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 wood effect linoleum flooring.

Living/Diner



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. Additional features include a gas central heating radiator and carpeted flooring, creating a comfortable and elegant living space.

Stairs Rising and Landing

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 combi boiler, neatly concealed yet conveniently accessible.

Bedroom One



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 over stairs bulkhead, and carpeted flooring, door leading to;

En-suite



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 tiled flooring.

Bedroom Two



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, fitted wardrobes and is finished with carpeted flooring.

Bedroom Three



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

Family Bathroom



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

Garden



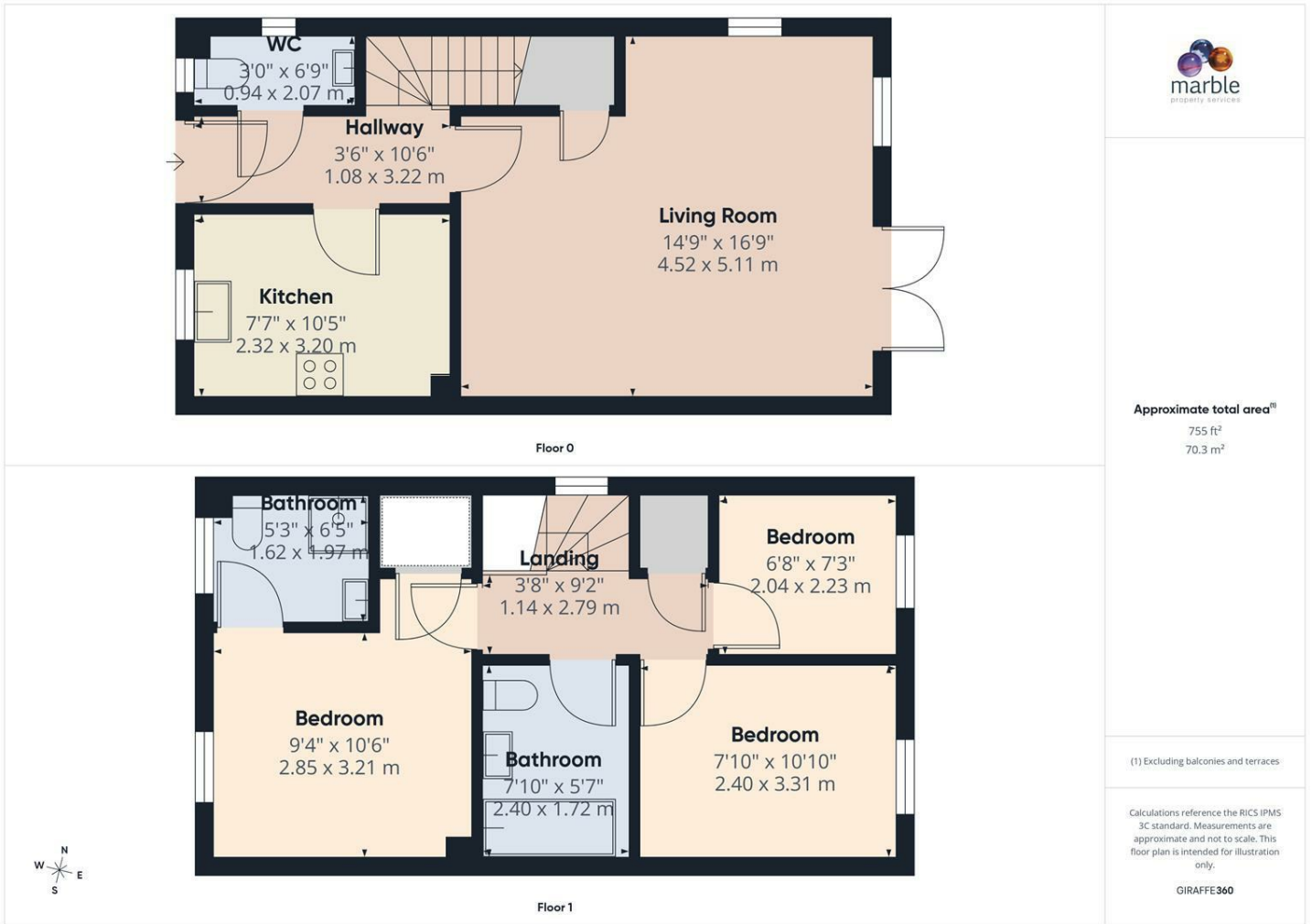
The beautifully landscaped rear garden features elegant flagstone paving and a stylish flagstone seating area positioned in the rear corner, creating the perfect space for outdoor dining and relaxation. A standout feature is the exceptional privacy provided by the mature hedgerow and established trees beyond the boundary, offering a secluded setting that is rarely found with a modern new-build property. The garden also benefits from a shed and private side access via a pedestrian gate, leading directly to the driveway.

Annual Estate Charge

The property is subject to an annual estate management fee payable to Ground Solutions for the upkeep of communal green areas within the development. This charge applies to all properties on the estate and will transfer to the new owner upon

completion. The 2026 charge for this property is £189.24.

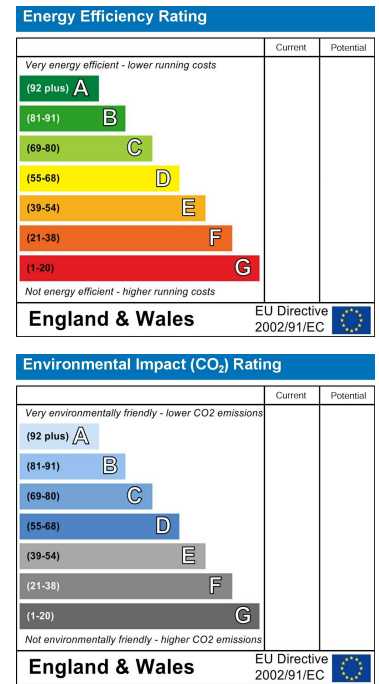
Floor Plan



Area Map



Energy Efficiency Graph



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