



## 9 Crabtree Hill Drive, Kedleston Grange, Allestree Derby, DE22 2SR

**50% Shared Ownership £145,000**

A MODERN, EXCELLENT THREE-BEDROOMED SEMI-DETACHED residence situated on the sought-after Kedleston Grange development, on the fringe of Allestree, well served by highly regarded local primary schools, and the Ecclesbourne Secondary School. Requiring internal inspection to be fully appreciated, the well-proportioned interior has the benefit of gas central heating, and uPVC double glazing, and briefly comprises: -

GROUND FLOOR, entrance hall, front lounge, inner hall with cloaks/WC, and excellent dining kitchen with modern fittings and integrated appliances. FIRST FLOOR, landing, three bedrooms, and modern bathroom. OUTSIDE, twin car standing spaces to the front, and enclosed rear garden. EPC B, Council Tax Band C.

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### The Property

In our opinion, this tastefully appointed semi-detached home provides an excellent opportunity for an affordable entry into the Allestree housing market, with early internal inspection highly recommended. Comprising: canopy entrance porch, entrance hall, lounge, inner hall, cloaks/WC, dining kitchen, three bedrooms, modern bathroom, twin car standing, and rear garden.

### Location

The property is situated on the fringe of the highly desirable Kedleston Grange development by Miller Homes, with the remainder of the 10-year NHBC certification available. The property enjoys a front aspect to an existing, mature hedgerow and trees along Kedleston Road, and is close to open countryside for picturesque walks, together with Park Farm centre and range of amenities. The property is within the catchment area of a highly regarded primary school, together with the Ecclesbourne Secondary School. Ease of access is afforded to the A38 and A52 for commuting further afield.

### Directions

When leaving Derby city centre by vehicle proceed north along the Kedleston Road, passing Markeaton Park and the Tennis Club before proceeding towards Quarndon. Turn left into the Kedleston Grange development onto Robert Adam Road, left at the T-junction, and left again into Crabtree Hill Drive.

What 3 Words /// value.sketch.sweep

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13525.

### Accommodation

Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

#### GROUND FLOOR

##### Canopy Entrance Porch

Having double glazed entrance door opening to the: -

##### Entrance Hall

Having central heating radiator, and stairs to the first floor.

##### Front Lounge

4.19m x 3.68m max (13'9" x 12'1" max)

Having uPVC double glazed window to the front, and central heating radiator.



##### Inner Hall

Having large, walk-in understairs pantry/store.

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### Cloaks/WC

Having modern white suite comprising: low-level WC, and pedestal wash hand basin, together with central heating radiator, and ceiling extractor fan.



### Excellent Dining Kitchen

4.70m x 3.73m max (15'5" x 12'3" max)

Comprising: -



### Dining Area

Having central heating radiator, and uPVC double glazed double French doors opening to the rear patio and garden.



### Kitchen Area

Having stylish white-gloss fittings comprising: one double base unit, three single base units, tall larder unit, three single wall units, and further single wall unit housing a Baxi gas-fired combination boiler providing domestic hot water and central heating, together with integrated stainless steel gas hob with stainless steel splashback and canopy over incorporating extractor hood and light, integrated electric oven, plumbing for automatic washing machine, ample work surface areas, one-and-a-half bowl stainless steels ink unit with single drainer, and uPVC double glazed window to the rear.



## FIRST FLOOR

### Landing

Having uPVC double glazed window, and access to the insulated and part-boarded loft space, with electric light.

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### Front Bedroom

3.10m x 4.72m max 3.68m min (10'2" x 15'5" max 12'0" min)

Measurements are '10'2" x 15'6" maximum. 12'1" minimum/3.10m x 4.72m maximum, 3.68m minimum'.

Having uPVC double glazed window, central heating radiator, and built-in cupboard.



### Rear Bedroom Two

3.76m x 2.49m (12'4" x 8'2")

Having central heating radiator, and uPVC double glazed window.



### Rear Bedroom Three

2.11m x 3.43m max 2.64m min (6'11" x 11'3" max 8'7" min)

Measurements are '6'11" x 11'3" maximum, 8'8" minimum/2.11m x 3.43m maximum, 2.64m minimum'.

Having uPVC double glazed window, and central heating radiator.



### Bathroom

2.49m x 1.91m (8'2" x 6'3")

Having modern white sanitary ware comprising: low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps, and glazed shower screen to the side, together with tiled surround, central heating radiator, and ceiling extractor fan.



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### OUTSIDE

#### Front Garden

Twin car standing spaces, with side pathway.

#### Rear Garden

Enclosed by fencing for privacy, with recently laid full-width paved patio. Please note, prior to completion a lawn will be laid.



### ADDITIONAL INFORMATION

#### Tenure

We understand the property is held leasehold, on a 125-year lease from 22.03.2024, with a rent of £345 per calendar month (pcm).

#### Services

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

#### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

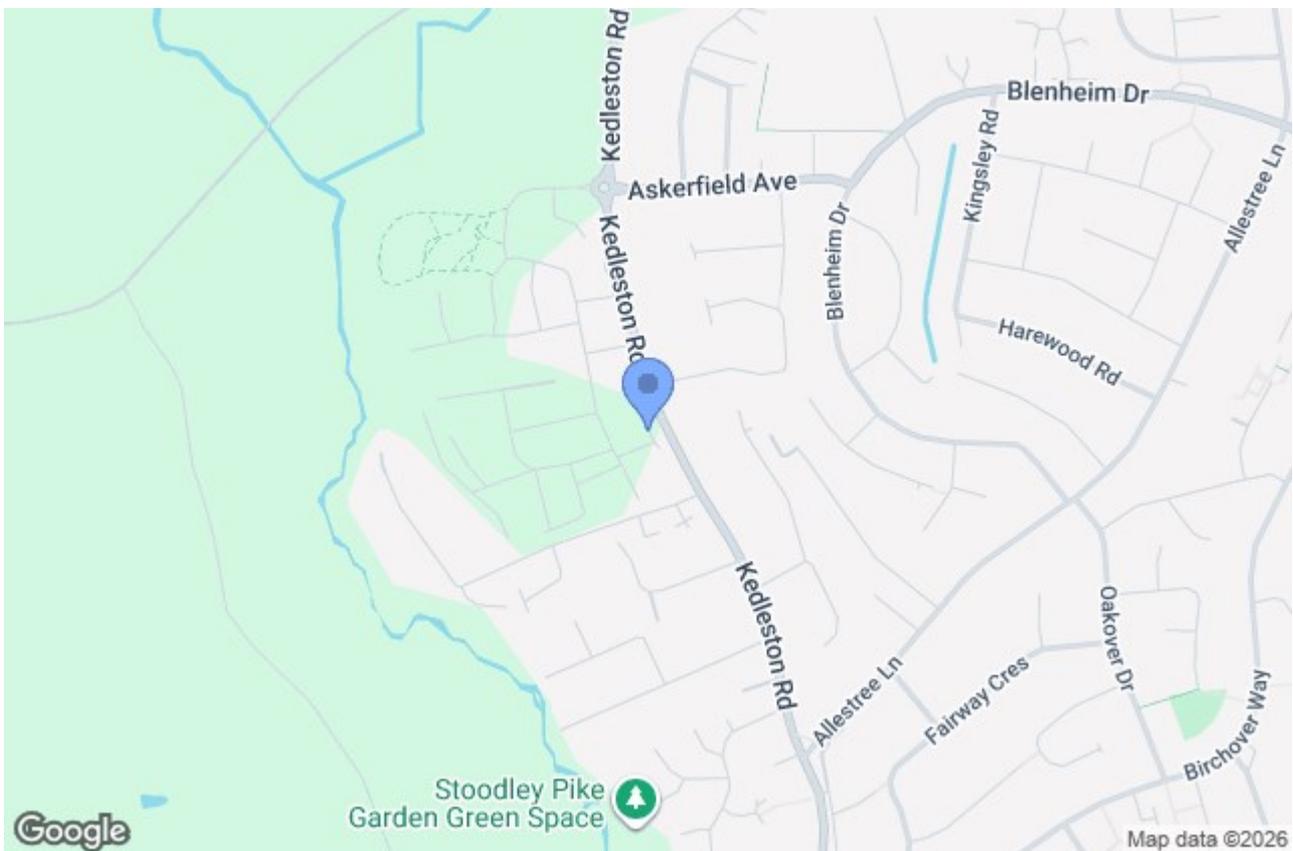
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13525**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for