



LAWRENCE STREET, DERBY

PRICE £195,000

3 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO LAWRENCE STREET

GENEROUS REAR GARDEN & CLOSE TO SHOPS – A well proportioned traditional semi-detached home, situated in this most cul-de-sac convenient location close to excellent local amenities at Cavendish shopping area. This property offers fantastic space and untapped potential for those looking to put their own mark on a property. The property would be ideally suited to first time buyers or young families.

The property has gas heaters, double glazing and in brief comprises: entrance porch, entrance hallway, lounge, dining kitchen with pantry and conservatory. The first floor landing leads to three well proportioned bedrooms and a shower room.

Outside, the property has a gated driveway, attached garage/car port and a generous enclosed rear garden.

THE DETAIL

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Situated on the ever-popular Lawrence Street in Derby, this traditional three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with generous outdoor space and plenty of potential.

The accommodation begins the entrance porch which leads into the entrance hallway, featuring a staircase to the first floor and access to the spacious living room. The living room enjoys a pleasant front-facing aspect and centres around a feature gas fireplace with a tiled surround, creating a cosy focal point. To the rear, the dining kitchen is fitted with a range of oak-fronted units complemented by roll-edged worktops, a stainless steel 1.5 bowl sink, and space for a standalone gas cooker. A useful understairs pantry provides additional storage, while the adjoining conservatory offers an ideal space to relax and enjoy views over the rear garden, with direct access outside.

Upstairs, the property offers three well-proportioned bedrooms, with fitted pine-panelled wardrobes in both the primary and second bedrooms. The shower room is fitted with a white three-piece suite.

Externally, the property benefits from a lawned front garden and gated driveway leading to an attached garage/car port, and a generous rear garden that is predominantly laid to lawn with a paved patio, two timber sheds, an aluminium-framed greenhouse, and a pathway extending to the rear boundary.

Offering excellent scope to personalise, this is a fantastic home for families, first-time buyers, or investors alike.





The Location

Lawrence Street is set in a popular and convenient location, being a short walk from many community facilities, places of worship and other amenities.

Situated close to the Rolls Royce Sinfon site, a major employer in Derby, this home offers convenience for those working in the area. Additionally, the property is within walking distance to the local retail park featuring supermarkets making grocery shopping a breeze, B&Q store for the DIY enthusiasts and places to eat or grab a coffee.

For those who enjoy staying active, the Moorways swimming pool and water park are within an easy 5 minute drive providing endless fun for all ages. For those wanting to enjoy a walk, Normanton Park is on the doorstep.

Furthermore, the popular Cavendish Shopping Centre is nearby with healthcare facilities and local shops which form part of a bustling community.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

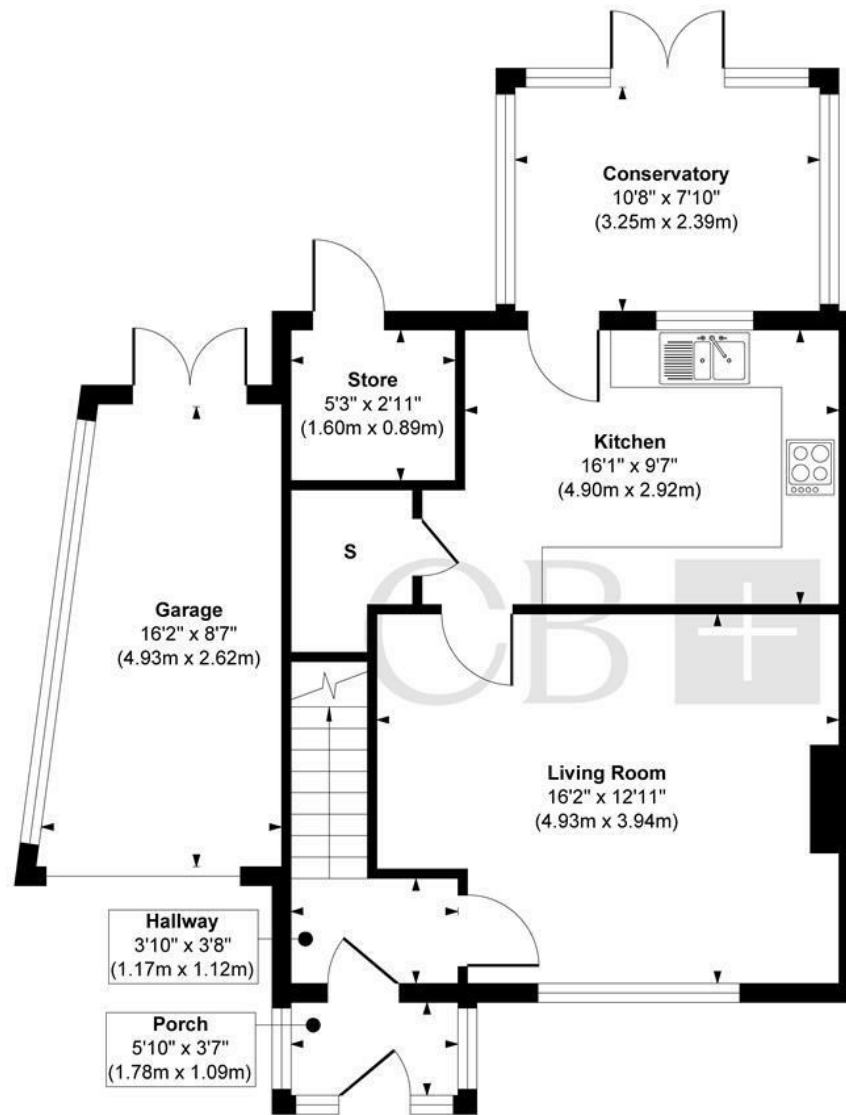




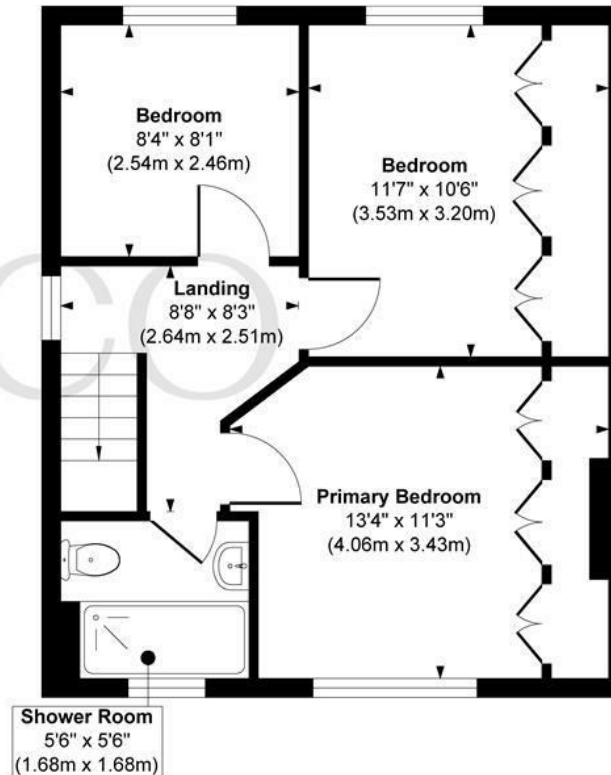




Lawrence Street, Derby



Ground Floor
Approximate Floor Area
677 sq. ft
(62.89 sq. m)



First Floor
Approximate Floor Area
437 sq. ft
(40.59 sq. m)

Approx. Gross Internal Floor Area 1114 sq. ft / 103.48 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1114.00 sq ft

EPC RATING

COUNCIL TAX BAND

A

- Traditional Three Bedroom Semi-Detached Home
- Ideal First Time Buy or for Young Families
- Highly Convenient Cul-de-Sac Location
- Gas Heaters & uPVC Double Glazing
- Porch, Entrance Hallway, Lounge, Dining Kitchen & Conservatory
- Three Bedrooms & Shower Room
- Driveway, Car Port/Garage and Good Sized Shed
- Generous Enclosed Rear Garden
- Located Just a Short Walk Away from the Cavendish Shopping Area
- Easy Access to Rolls-Royce & Royal Derby Hospital

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
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