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Lathbury Close
Derwent Heights, Derby
Offers in excess of: £180,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - IDEAL FIRST TIME BUY - A modern three bedroom semi-detached home, offering an ideal opportunity for a first time buyer or young family to acquire this well proportioned home set within this delightful position within Derwent Heights and with Parkland located at the end of the cul-de-sac. The property requires some cosmetic updating but offers exciting potential for modernisation and personalisation.

The property benefits from replacement uPVC double glazed window and composite front and rear doors. There is also Worcester boiler gas central heating system. The accommodation in brief comprises: entrance hallway, downstairs wc, kitchen with appliances included and spacious living dining room with access to the rear garden. Upstairs, the first floor landing leads to three bedrooms and bathroom.

Outside, the property has a front garden, side driveway and a generous enclosed rear garden with exciting potential.





The Detail

A composite entrance door opens into a welcoming hallway with contemporary radiator, leading to a ground floor wc, useful store cupboard, fitted kitchen and spacious lounge/dining room.

The kitchen is fitted with matching base units, roll-edge work surfaces and stainless steel sink, with space for a gas cooker (included), Liebherr tall fridge freezer, LG washing machine and mini dishwasher. A Worcester central heating boiler (approx. three years old and under guarantee)

To the rear, the generous living/dining room features a mahogany and Italian marble fireplace with coal-effect gas fire, dual-aspect windows and garden access through rear double glazed composite panelled door.

Upstairs, the landing leads to three bedrooms and a family bathroom. The primary bedroom includes wardrobes and drawer units, while bedroom three benefits from built-in shelving.

Externally, the property enjoys a lawned front garden and a side driveway providing off-road parking for two vehicles, with enclosed rear garden beyond with area laid to lawn. The garden also offers a generous outdoor space with exciting potential for landscaping and improvement.







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The Location

Derwent Heights is conveniently positioned between Chaddesden and Oakwood and located just couple of miles from Derby City Centre. It is well placed for easy access to Pride Park, the local Meteor Centre with its Aldi and Morrisons supermarkets and range of retail outlets.

There are a number of leisure facilities locally including the Springwood Leisure centre in Oakwood and Pure Gym at the Meteor Centre.

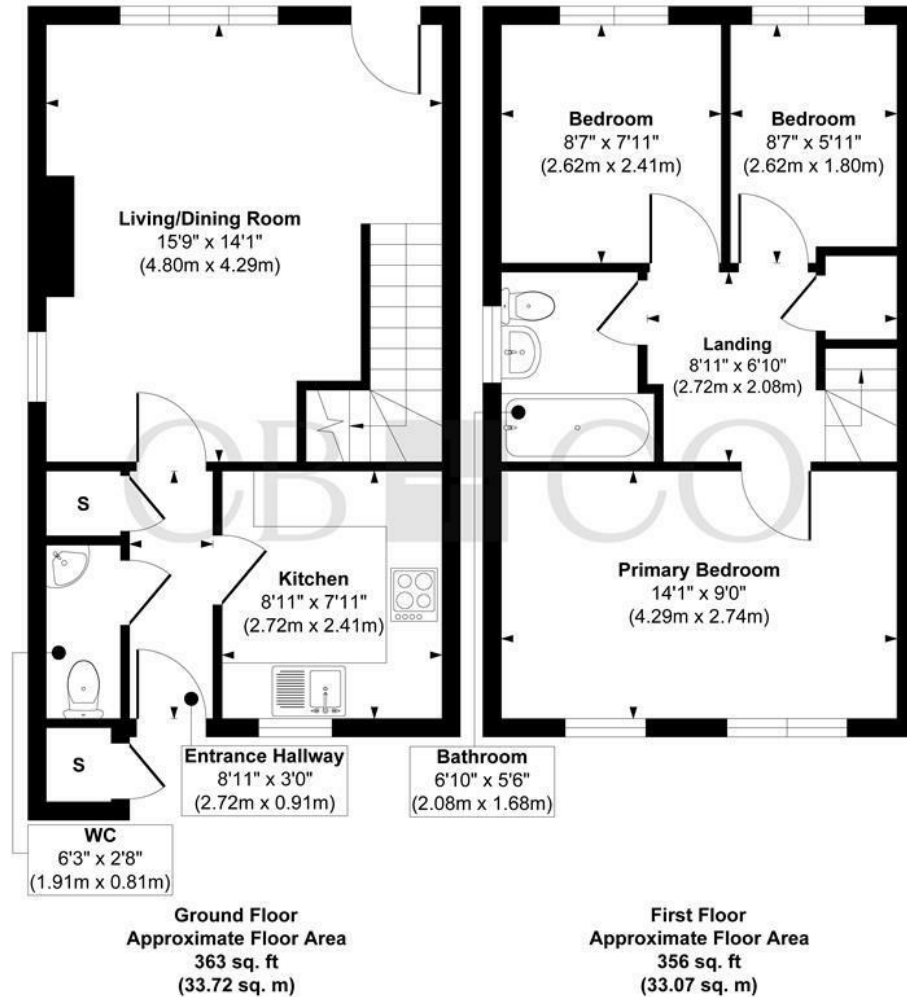
There is also fast access on to commuter links including the A38 and A52 leading to the main motorway network.







Lathbury Close, Derwent Heights, Derby



Approx. Gross Internal Floor Area 719 sq. ft / 66.79 sq. m

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

Produced by Elements Property

The Particulars

- Modern Three Bedroom Semi-Detached Home
- Ideal for First Time Buyer or Young Family
- Requires Cosmetic Updating - Offers Exciting Potential
- Replacement External Doors, uPVC Double Glazed Windows
- Worcester Boiler Central Heating System
- Entrance Hallway, WC, Kitchen & Spacious Living Dining Room
- Three Bedrooms & Bathroom
- Front Garden, Driveway & Enclosed Rear Garden
- Delightful Position - Parkland Located at end of Cul-de-Sac
- No Chain Involved

Size

Approx 719.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's *Talk*

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