



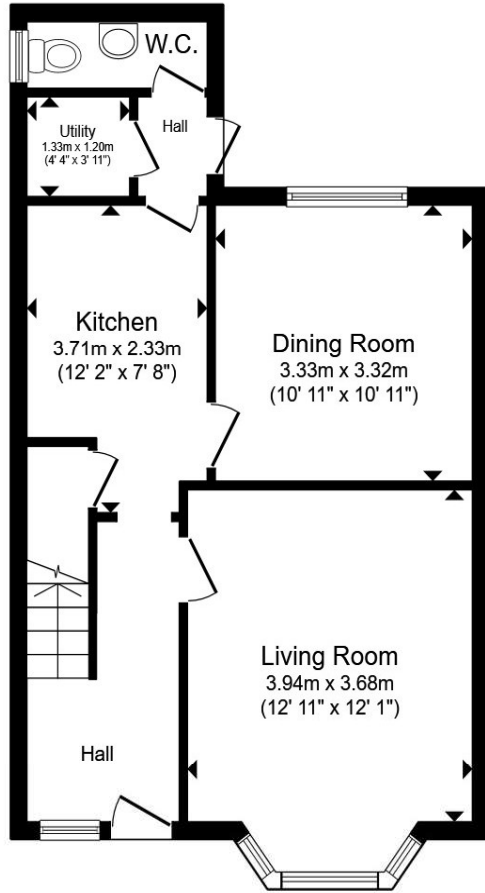
St. Cuthberts Road, DERBY DE22 3JX

welcome to

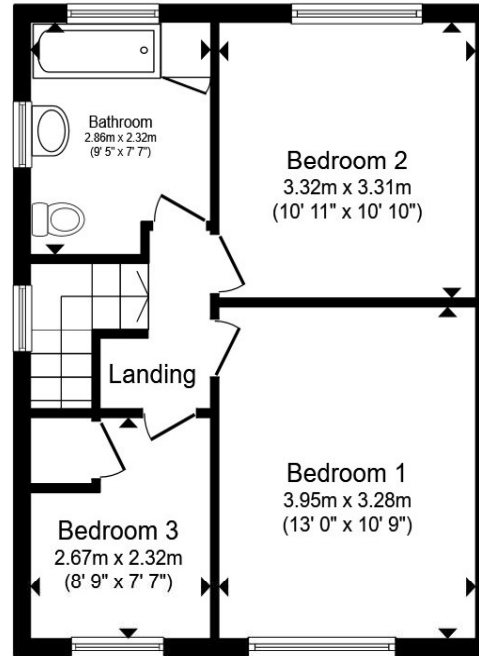
St. Cuthberts Road, DERBY

Well-presented three-bedroom semi-detached home on St. Cuthberts Road, featuring a spacious driveway, bay-fronted lounge, separate dining room overlooking the garden, fitted kitchen with utility and WC, three bedrooms and a family bathroom. Ideal for families and first-time buyers.





Ground Floor



First Floor

Total floor area 91.7 m² (987 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



About The Area

Living Room

12' 11" x 12' 1" (3.94m x 3.68m)

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

Kitchen

12' 2" x 7' 8" (3.71m x 2.34m)

Utility

4' 4" x 3' 11" (1.32m x 1.19m)

W.C.

Bedroom 1

13' x 10' 9" (3.96m x 3.28m)

Bedroom 2

10' 11" x 10' (3.33m x 3.05m)

Bedroom 3

8' 9" x 7' 7" (2.67m x 2.31m)

Bathroom

9' 5" x 7' 7" (2.87m x 2.31m)

welcome to

St. Cuthberts Road, DERBY

- Three-bedroom semi-detached home
- Large driveway providing ample off-road parking
- Bay-fronted living room
- Separate dining room overlooking the rear garden
- Kitchen with utility area, ground floor WC and garden access

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£190,000



Located on the popular St. Cuthberts Road, this well-proportioned three-bedroom semi-detached home offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families and those looking to put their own stamp on a property.

To the front, the property benefits from a large driveway providing ample off-road parking for multiple vehicles. The accommodation begins with an entrance hallway leading to a bright and inviting lounge positioned to the front of the property. Featuring a bay window, the room enjoys plenty of natural light and provides a comfortable space for everyday living.

To the rear is a separate dining room overlooking the garden, creating an excellent setting for family meals and entertaining guests. The adjacent kitchen offers a practical layout with a range of storage and work surface space and leads through to a useful utility area and ground floor WC. From here there is direct access to the rear garden.

Upstairs, the first floor comprises three bedrooms, including two doubles and a single. To the front are a spacious double bedroom and a single bedroom, while a further double bedroom is situated to the rear. Completing the accommodation is a three-piece family bathroom located at the rear of the property.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122072 - 0002

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