



Caxton Street, Derby DE23 8BD

welcome to

Caxton Street, Derby

Occupying a pleasant position on Caxton Street in Sunnyhill, this three-bedroom semi-detached home and offers an exciting opportunity for a new purchaser to modernise and create a home tailored to their own tastes and requirements.

Approached via a driveway with a garden to the front, the property is entered through a welcoming entrance hall. To the left is a spacious kitchen diner, enjoying views over the front aspect and providing access to the rear garden. Located beyond the kitchen is a convenient ground floor WC. To the right of the hallway is the living room with views to the front and direct access into the conservatory overlooking the rear garden.

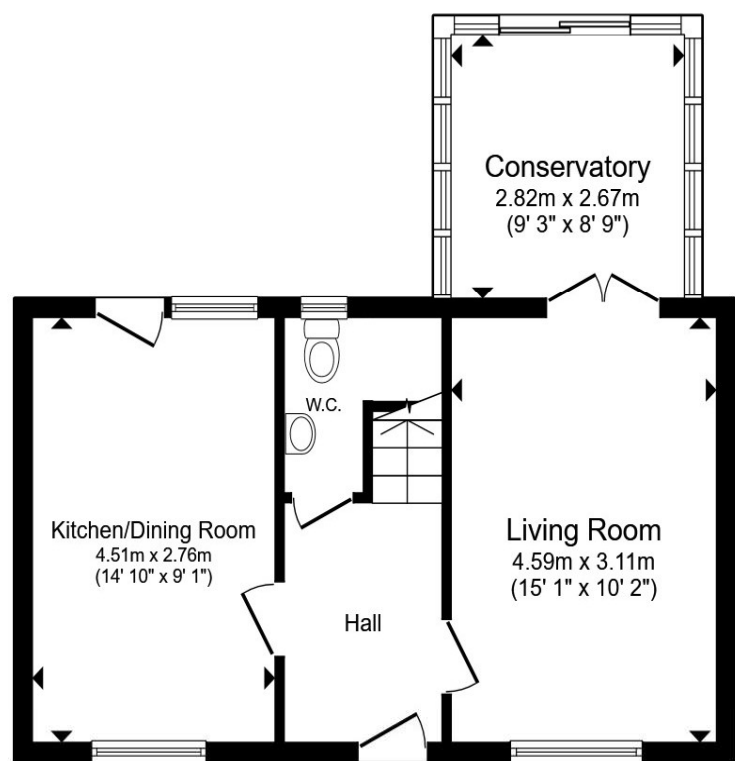
Outside, the rear garden has established with mature trees, shrubs and planting, it provides a wonderful outdoor retreat with plenty of space to enjoy. A detached single garage adds further practicality and storage.

To the first floor, there are two generously sized double bedrooms and a third small double bedroom, making the property ideal for families, couples or those requiring home office space. The accommodation is completed by a recently fitted three-piece bathroom featuring a walk-in shower, wash hand basin and WC. Offering tremendous scope for enhancement while retaining its warm and welcoming character, this property presents a rare opportunity to acquire a cherished family home in a popular residential location.

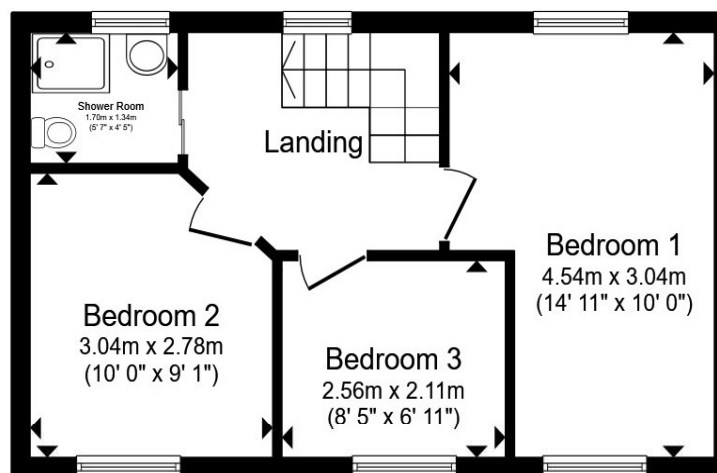


About The Area

Agents Note



Ground Floor



First Floor

Total floor area 79.1 m² (852 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

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- Three-bedroom semi-detached home
- Driveway and front garden
- Spacious conservatory overlooking the rear garden
- Mature rear garden with established trees and shrubs
- Detached single garage and excellent potential to modernise

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122133 - 0002

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