



## 110 Mayfield Road, Chaddesden, Derby, DE21 6FY

**£169,950**



Situated in the heart of Chaddesden, a short distance from local shopping facilities, this is a well presented three bedroom semi detached property which benefits from gas central heating, double glazing and being neatly presented throughout.





# 110 Mayfield Road, Chaddesden, Derby, DE21 6FY

£169,950



## DIRECTIONS

Leave Derby city centre via Pentagon Island and proceed into Chaddesden along Nottingham Road. Turn left onto Chaddesden Park Road and left again onto Mayfield Avenue where the property is situated on the right hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor and large understairs cupboard. The house has a sizeable lounge with feature fireplace and there is a kitchen with integrated appliances, space for a dining table and double glazed door to the rear. To the first floor are three good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from being on a corner plot and has a garden to the rear/side. To the front elevation there is a further large garden which wraps around the front of the house and a car standing area with double gates.

Chaddesden is a highly sought after residential location with a host of facilities including shops, pubs, restaurants and schools. The property is a short distance from the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre.

This property would ideally suit a first time buyer/investment purchaser and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door with frosted glass inset into:

### ENTRANCE HALL

With staircase leading to the first floor, large understairs storage cupboard and double radiator.

### LOUNGE

11'8" x 11'8" (3.56m x 3.56m)

With two double glazed windows overlooking the front garden, two radiators and a feature fireplace with inset fire.

### KITCHEN

8'11" x 14'7" (2.72m x 4.45m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the front elevation and there is appliance space, radiator, space for small dining table, double glazed door leading to the rear elevation and cupboard housing boiler providing domestic hot water and central heating.

## TO THE FIRST FLOOR

### LANDING

With frosted double glazed window and access to the loft.

## BEDROOM ONE

8'7" x 11'8" (2.62m x 3.56m)

Plus lobby area.

With two double glazed windows and two radiators.

## BEDROOM TWO

8'11" x 7'6" (2.72m x 2.29m)

With double glazed window and radiator.

## BEDROOM THREE

8'9" x 6'7" (2.67m x 2.01m)

With double glazed window to the front elevation and radiator.

## BATHROOM

5'10" x 6'6" (1.78m x 1.98m)

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath, frosted double glazed window, complementary tiling and radiator.

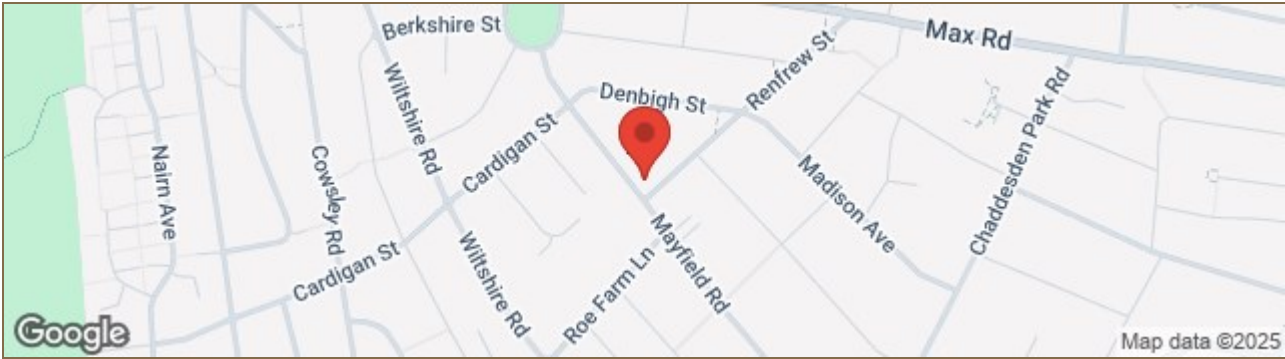
## OUTSIDE

Outside the property benefits from a garden area to the rear/side of the property and there is gated access to the front elevation and shed.

To the front of the property, as the property benefits from a corner plot, there is a large lawned garden aswell as a pathway leading the front door and a car standing area with double gates.



## Road Map



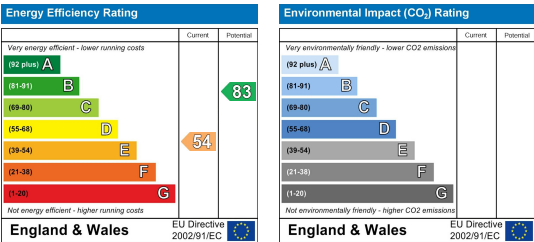
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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