



70 Morley Road, Chaddesden, DE21 4QW

Offers Around £315,000  2  1  1  D

Situated in a highly desirable residential location, on the edge of Chaddesden, this is a well presented two bedroom detached bungalow which benefits from gas central heating, double glazing and a large attic space which is a particular feature of the property.



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Offers Around £315,000



DIRECTIONS

Enter Chaddesden along Nottingham Road and proceed past the shopping facilities. Turn left onto Chaddesden Lane and proceed its full length before turning right onto Morley Road. The property is situated on the right hand side clearly identified by our "For Sale" board.

The current vendor has spent considerable time and effort in the presentation of this home which in brief comprises an entrance hall with staircase leading to the attic space, lounge with patio doors leading to the rear garden and a recently refitted kitchen with integrated appliances. The property benefits from two good sized bedrooms and a modern shower room. A staircase leads to a large attic space which should be viewed to be fully appreciated.

Outside the property benefits from a generous plot and to the rear of the house there is a patio area overlooking a lawn garden with well stocked borders. There are two outhouses with plumbing/space for a washing machine or tumble dryer. To the front elevation there is a further front garden and a large tarmac driveway with car standing for several vehicles with the driveway eventually leading to a detached garage.

Chaddesden is a highly sought after residential location and has a wealth of shops, supermarkets, medical facilities, bars and restaurants making it a particularly desirable location. The vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre is a short distance away by car or bus.

The property is perfectly located for ease of access to the A52 giving onward travel to the A50 and M1 motorway.

This desirable bungalow, constructed from Stanley Block is situated in a superb location and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through side entrance door into:

SPACIOUS ENTRANCE HALL

With staircase leading to attic space, double glazed door and window, open under stairs storage and radiator.

LOUNGE

10'11" x 17'1" (3.33m x 5.21m)

With double glazed patio doors overlooking the rear garden, two frosted double glazed windows, TV point and double radiator.

DINING KITCHEN

13'11" x 11'10" (4.24m x 3.61m)

The room has been recently refitted to include a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, integrated microwave, electric hob and shaped extractor over. The kitchen has a sink unit with drainer beneath a double glazed window overlooking the rear garden and there is a door to the rear elevation space for washing machine, space for freestanding fridge freezer, space for dining table and storage cupboard housing boiler providing domestic hot water and central heating.

BEDROOM ONE

11'9" x 11'10" (3.58m x 3.61m)

With double glazed bay window to the front elevation and radiator.

BEDROOM TWO

9'4" x 10'9" (2.84m x 3.28m)

With double glazed bay window to the front elevation and radiator.

SHOWER ROOM

8'11" x 7'2" (2.72m x 2.18m)

With a low level WC, wash hand basin with storage space beneath, shower cubicle with glazed screen and frosted double glazed window.

ATTIC SPACE

21'11" x 10'11" (6.68m x 3.33m)

(Maximum measurement)

A staircase leads from the hallway to a large attic space which offers a versatile area for occasional use.

OUTSIDE

Outside the property benefits from a generous plot and to the rear there is a large patio area which overlooks a lawned garden with well stocked borders. The garden has



two outhouses with plumbing/space for a washing machine/tumble dryer and there is an outside tap. gated access to both sides of the property.

To the front the property benefits from a tarmacadam driveway which is a particular feature of the property as it has car standing for several vehicles. A driveway leads to a:

GARAGE

20'7" x 9' (6.27m x 2.74m)

With up and over door.



Road Map



Floor Plan

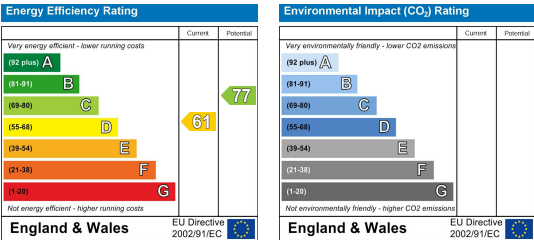


Viewing

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

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Energy Efficiency Graph



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