Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

# 16 Chaddesden Lane, Chaddesden, Derby, DE21 6LQ

## £330,000

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Occupying a wonderful plot with a large driveway, rear carport and beautiful garden backing onto Chaddesden park, this is a very smartly presented and much improved three bedroom semi-detached family home with modern kitchen and shower room and conservatory.

# 16 Chaddesden Lane, Chaddesden, Derby, DE21 6LQ

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This impressive property in this sought after position, provides spacious gas centrally heated and UPVC double glazed accommodation comprising, a large entrance hallway, cloakroom WC, open plan living dining room, modern fitted kitchen with integrated appliances and large conservatory overlooking the rear gardens. To the first floor there are three well-proportioned bedrooms each with fitted wardrobes and a modern appointed shower room.

Externally, there is a large block paved driveway to the front providing plentiful off-road parking, a shared driveway continues to the rear where there is a raised semi-detached car port with useful storage beneath. The rear garden backs onto Chaddesden park with gate, there is a patio and steps leading to an expanse of lawn, second patio with a large plastic store shed.

Located just a few moments away from the many useful amenities found within Chaddesden high street including supermarkets, café, public houses and medical provisions as well as the beautiful Chaddesden park. There is nearby schooling available for all ages. Ease of access can be sought to Derby City centre, Pride Park and A52 for onward travel.

This highly impressive property and plot is attractively offered for sale with no upward chain.

### ACCOMMODATION

### GROUND FLOOR

### ENTRANCE HALLWAY

Entering the property into an extended hallway with attractive UPVC double glazed front door and surrounding windows, wood-effect tiled flooring, stairs lead to the first floor, feature porthole style UPVC glazed window, central heating radiator.

### CLOAKROOM

Appointed with a low-level WC and wash hand basin, tiled floor, UPVC double glazed window.

### OPEN PLAN LIVING ROOM

31'10" x 11' (9.70m x 3.35m)

A very large open plan living dining room with ample space for all necessary furniture and with attractive laminate flooring throughout, UPVC double glazed bay window to the front elevation with radiator, recessed display fireplace and wooden mantle, media connections, radiator and sliding doors leading into the conservatory.

### KITCHEN

16' x 6'11" (4.88m x 2.11m)

Very well fitted with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts in white with integrated handles, quality quartz work surfaces and matching sills, double electric integrated

oven, five burner gas hob with an extractor fan over, integrated fridge, freezer and dishwasher, space for a washing machine, tiled floor, UPVC double glazed side window and door into the conservatory, concealed wall mounted boiler, radiator.

## CONSERVATORY

16'9" x 12'9" (5.11m x 3.89m)

Enjoying a pleasant aspect over the rear garden, this spacious conservatory of brick base construction has UPVC double glazed windows, French doors and side door along with an attractive pitched roof, tiled floor and radiator.

## FIRST FLOOR

## LANDING

With side UPVC double glazed window and access to a large loft space with fixed pull down ladder.

## BEDROOM ONE

13'4" x 10'11" (4.06m x 3.33m)

Spacious double bedroom having a plentiful range of fitted wardrobes, laminate flooring, front facing UPVC double glazed window, radiator.

## BEDROOM TWO

11' x 10'5" (3.35m x 3.18m)

A second generous double bedroom also with a good range of fitted wardrobes, a rear facing UPVC double glazed window enjoys a pleasant aspect towards Chaddesden park, radiator.

## BEDROOM THREE

7'7" x 7'3" (2.31m x 2.21m)

An impressive third bedroom with a cleverly fitted wardrobe over the stairs bulkhead, side UPVC double glazed window, laminate flooring, radiator.

## SHOWER ROOM

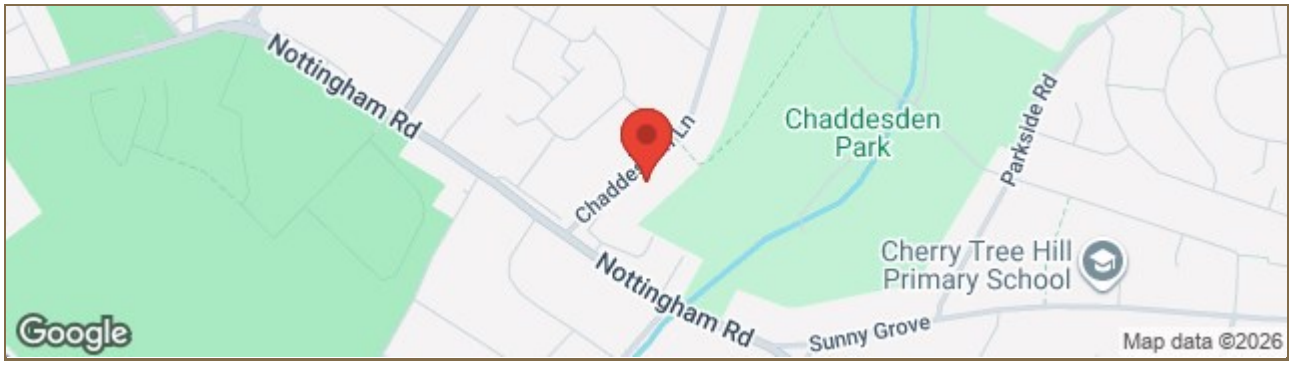
Originally fitted with a bath now providing a beautifully appointed shower room with a double width shower cubicle and mains overhead chrome shower and sliding screen door, wash hand basin sat on a vanity drawer unit, low level WC, attractively tiled floor and

walls, fitted storage cabinet, UPVC glazed window with Venetian blind, inset ceiling spotlights, extractor fan and chrome towel radiator.

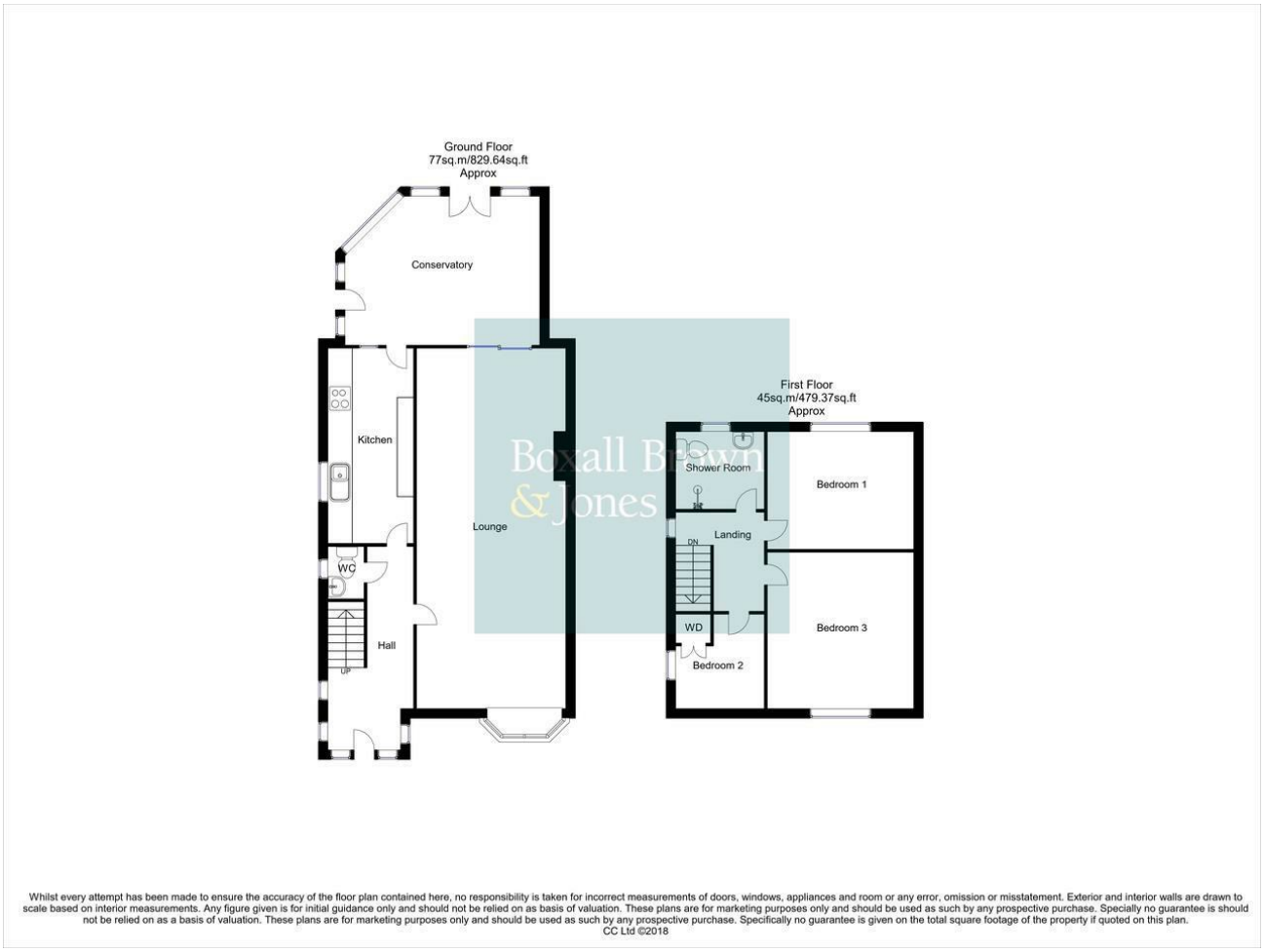
## OUTSIDE

Externally, there is a large block paved driveway to the front providing plentiful off-road parking, a shared driveway continues to the rear where there is a raised semi-detached car port with useful storage beneath. The rear garden backs onto Chaddesden park with gate, there is a patio and steps leading to an expanse of lawn, second patio with a large plastic store shed.

## Road Map



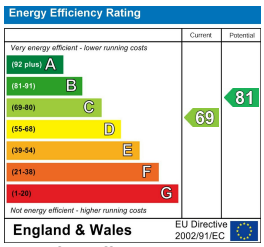

## Floor Plan

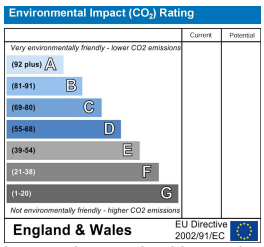



## Viewing

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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