



23 Madison Avenue, Chaddesden, Derby, DE21 6HZ

Offers In The Region Of £200,000

A superbly presented and extended two bedroom semi-detached family home with living kitchen, four piece bathroom and long garden. Early Viewing Highly Recommended!



23 Madison Avenue, Chaddesden, Derby, DE21 6HZ

Offers In The Region Of £200,000



DIRECTIONS

Approaching from Nottingham Road, turn left at the traffic lights onto Chaddesden Park Road, the third left is Maddison Avenue where the property will be found a short distance on the left.

This highly impressive home offer UPVC double glazed and gas centrally heated accommodation comprising, porch, hallway, bay windowed lounge, superb extended dining kitchen with several integrated appliances, breakfast bar and French doors into garden. To the first floor there are two generous bedrooms and four piece bathroom suite.

Externally there is a double width driveway providing off road parking and side gate.

The rear garden is long and tiered offering a high degree of privacy and comprising a paved entertaining area leading to a play area and lawn, substantial garden shed and store.

The property is located off Chaddesden Park Road close to the many useful amenities found on Nottingham Road, ease of access into the city centre and for travel further afield on the A38 and A52 road networks.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Main composite front door, space for coats and shoes, second door into:

HALLWAY

Stairs to first floor, door into:

LOUNGE

15'7" x 10'9" (4.75m x 3.28m)

An attractive bay windowed lounge with media connections, radiator.

KITCHEN DINER

16'5" x 13'3" (5.00m x 4.04m)

A superb extended open plan space having an extensive range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, integrated dishwasher, wine cooler, electric oven, combination microwave grill, fridge freezer and induction hob, space for automatic washing machine and tumble dryer, French doors to patio, LVT wood effect flooring, understairs pantry, radiator.

TO THE FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

13'3" x 10'11" (4.04m x 3.33m)

UPVC double glazed bay window, ample space for wardrobes and bed etc, radiator, built-in cupboard housing modern combination boiler.

The rear garden is long and tiered offering a high degree of privacy and comprising a paved entertaining area leading to a play area and lawn, substantial garden shed and store.

BEDROOM TWO

11'11" x 7'10" (3.63m x 2.39m)

A generous second bedroom with a rear facing UPVC double glazed window, radiator.

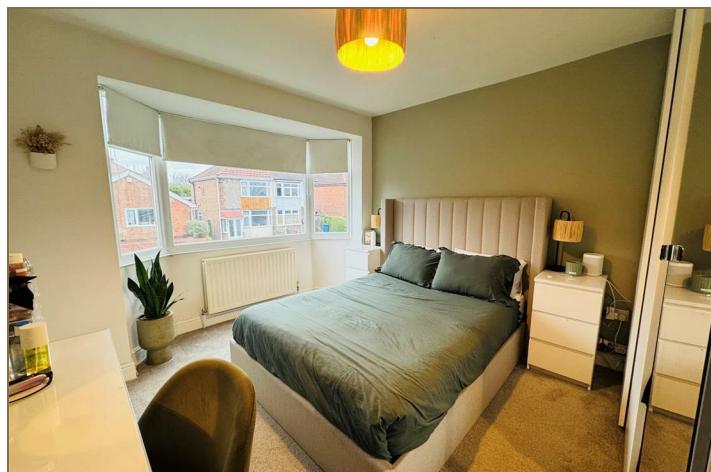
BATHROOM

8'9" x 5'6" (2.67m x 1.68m)

Appointed with a quality four piece suite comprising a deep panelled bath with shower attachment, separate shower cubicle with mains shower overhead, wash basin sat on a two drawer unit and WC, vinyl flooring, tiled walls, UPVC double glazed window, towel radiator.

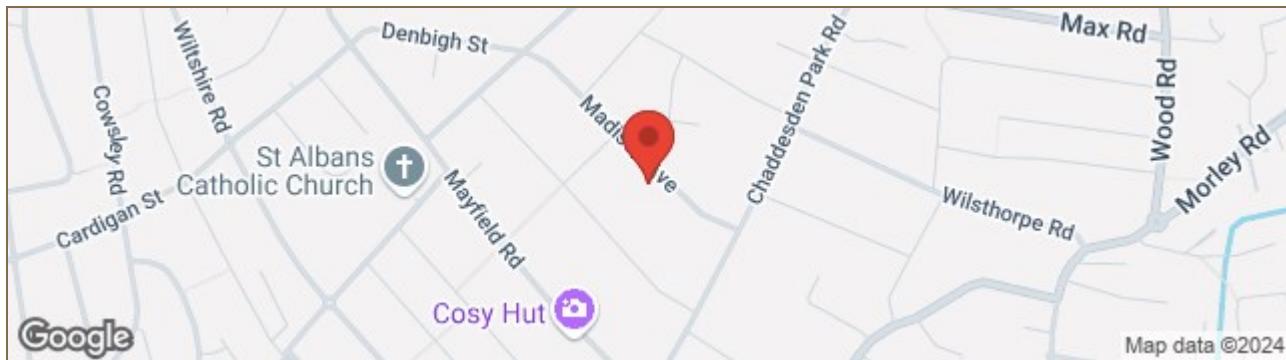
OUTSIDE

Externally there is a double width driveway providing off road parking and side gate.

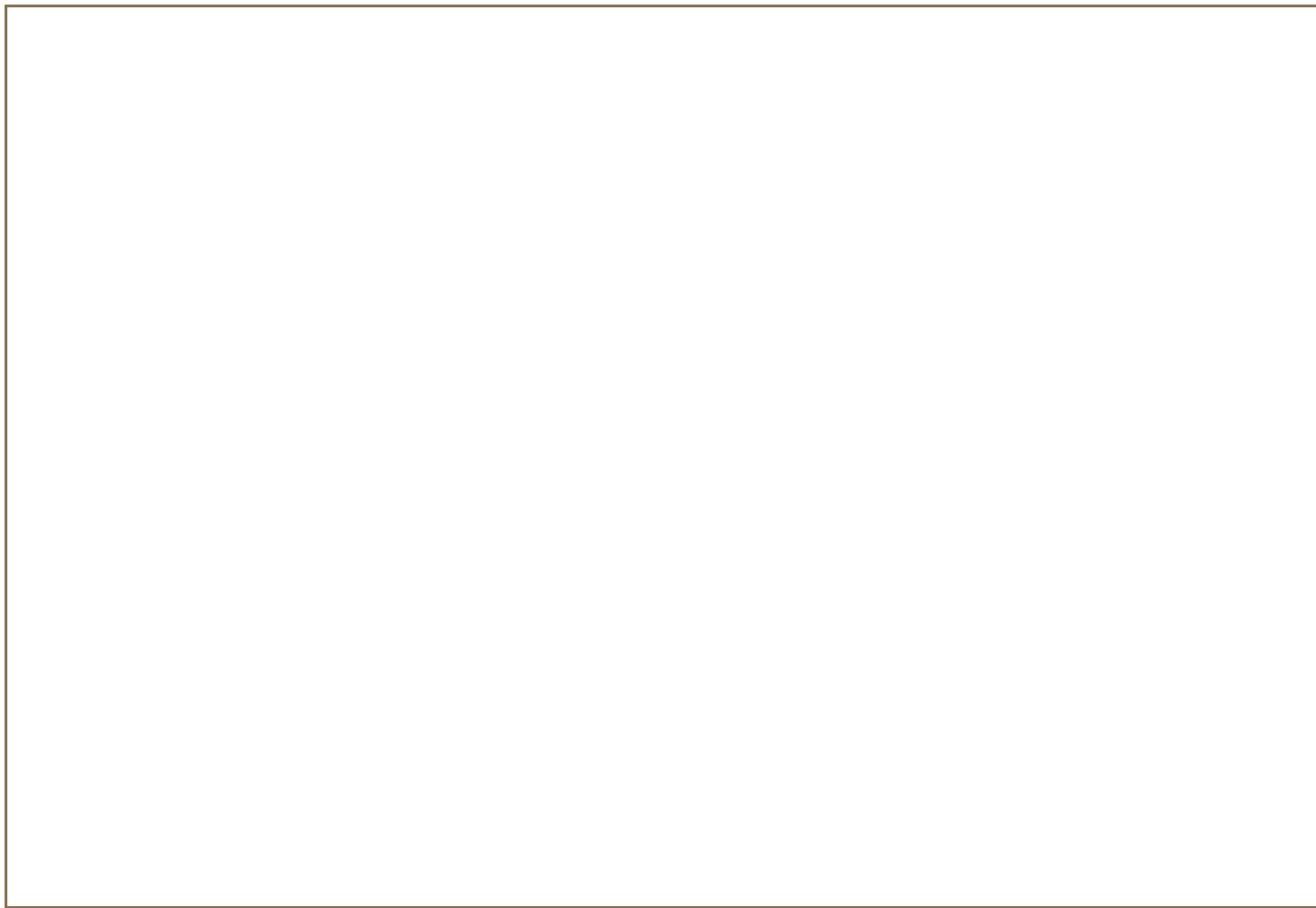




Road Map



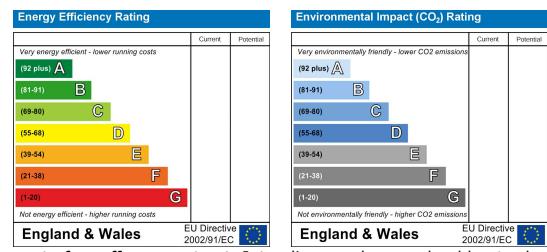
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk