



Chaddesden Park Road,  
Chaddesden, Derby  
DE21 6HN

**O/O £200,000 Freehold**



BEING SITUATED IN A VERY POPULAR AREA ON THE OUTSKIRTS OF DERBY, THIS TRADITIONAL SEMI DETACHED HOME PROVIDES FULLY UPDATED TWO DOUBLE BEDROOM ACCOMMODATION.

This is a traditional semi detached home which over recent years has been upgraded by the current owner with the kitchen now being fitted with Wren anthracite grey units and integrated appliances and the bathroom has also been re-fitted and has a mains flow shower over the bath. The property is well placed for all the local amenities and facilities provided by the area and is also accessible to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevation, which are also part rendered, under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. Being entered through the main door at the side of the house the property includes a reception hall, from which there are stairs leading to the first floor and oak panelled doors leading to the lounge which is positioned at the front of the house and there is the exclusively fitted and equipped dining kitchen, off which there is a utility area which has additional wall and base cupboards. To the first floor the landing leads to the two double bedrooms and the luxurious bathroom which has a white suite complete with a shower over the bath. Outside there is parking for two vehicles at the front of the house and a path leads down the left hand side to the main entrance door and through a gate to the rear garden. The rear garden has been landscaped to provide a number of areas to sit and enjoy outside living with there being a slabbed patio to the immediate side and rear of the house which is part covered by a pergola with an established clematis and there is a path leading to a further seating area at the bottom of the garden where there is also a shed. The rear garden also has a lawn and established beds with mature planting that provides natural screening to the boundaries and there is an apple tree and other established bushes which provide privacy at the rear of the house.

The property is well placed for easy access to all the local amenities and facilities provided by the area which include local shops and an Asda superstore close to the A52, there are healthcare and sports facilities, schools for all ages and the transport links include the A52 and other main roads which provide access to Derby, Nottingham and other East Midland towns and cities, Derby train station, East Midlands Airport and J25 of the M1 is only a short drive away.



## Porch

Open porch leading through a UPVC front door with an inset arched glazed panel and an opaque double glazed window to the side leading to:

## Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, tiled area by the front door leading onto vinyl flooring and oak panelled doors leading to the rooms and understairs cupboard off the hall.

## Lounge/Sitting Room

10'9 plus bay x 10'9 approx (3.28m plus bay x 3.28m approx)

Double glazed bay window to the front, fitted shelving to one side of the chimney breast, radiator and cornice to the wall and ceiling.

## Dining Kitchen

15'7 max x 10'9 approx (4.75m max x 3.28m approx)

The kitchen has been re-fitted with Wren gray anthracite units and includes a sink with mixer tap and a four ring hob set in a work surface which extends to three sides and has drawers, cupboards, oven, integrated dishwasher and space for an automatic washing machine below, range of matching eye level wall cupboards, one side having lighting under, two scaffold style shelves to one wall, combination boiler housed in a matching wall cupboard, tiling to the walls by the work surface areas and hood to the cooking area, space for a large upright American style fridge/freezer, laminate flooring, radiator, double glazed windows to the side and rear, recessed lights to the ceiling and door to:

## Utility Area

8' x 2'10 approx (2.44m x 0.86m approx)

Door with a half double glazed inset panel leading out to the side of the property, work surface with a double cupboard below and double cupboard over, tiling to the walls by the work surface areas and vinyl flooring.

## First Floor Landing

There is a radiator on the landing and doors to:

## Bedroom 1

13'4 x 10'10 approx (4.06m x 3.30m approx)

Double glazed window to the front, radiator, laminate flooring, shelved recess which also has hanging space and cornice to the wall and ceiling.

## Bedroom 2

11' x 9'6 approx (3.35m x 2.90m approx)

Double glazed window overlooking the rear garden, light oak flooring, fitted shelves to either side of the chimney breast, radiator and cornice to the wall and ceiling.

## Bathroom

The bathroom has been recently re-fitted and has a white suite which includes a panelled bath with a rainwater shower head and glazed protective screen, sink with mixer taps and a double cupboard beneath and a low flush w.c. with a concealed cistern, the walls are tiled by the bath and sink areas, fitted ladder towel radiator, opaque double glazed window, hatch to loft and recessed lighting to the ceiling.

## Outside

At the front of the property there is off the road car standing for two vehicles and there is a pathway leading down the left hand side of the house to the main entrance door and there is also a gate with fencing to the side which provides access to the rear of the property.

The rear garden has been landscaped and provides several places for people to sit and enjoy outside living and includes a slabbed patio area, part of which has a pergola with an established clematis over, a path leads from the patio at the rear of the house to a further seating area at the bottom of the garden and there is also a lawn with borders to the sides as well as established bushes and plants and there are trees which include an apple tree at the bottom of the garden. There is also a shed which is positioned at the bottom of the garden by the fire pit area and the garden is kept private by having fencing to the side and rear boundaries. There is a bin storage area to the side of the property and an outside tap provided.

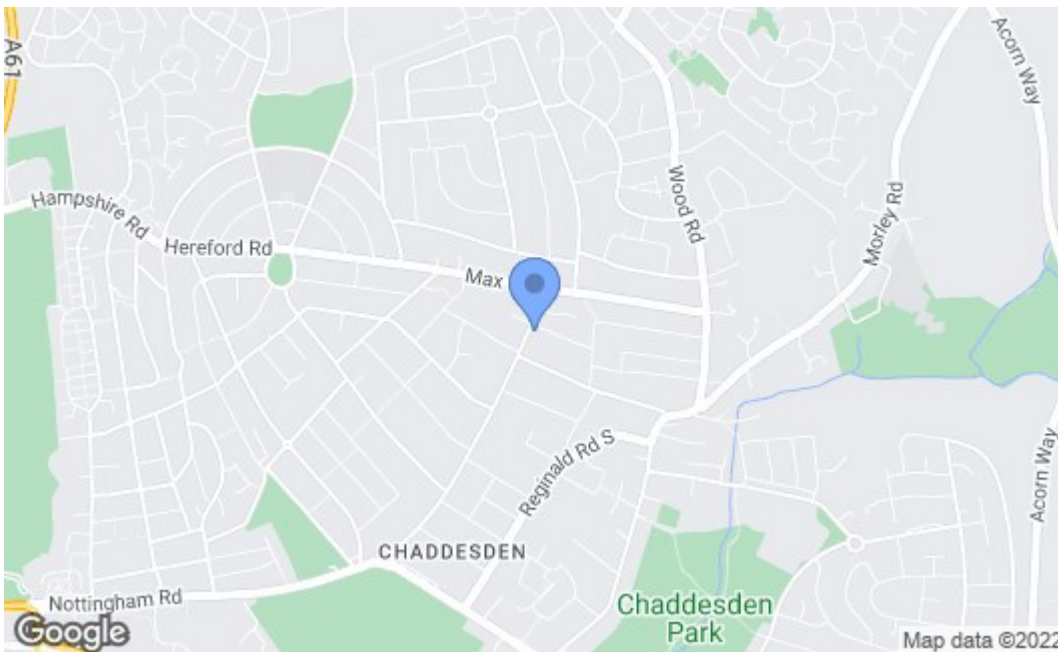
## Council Tax

Band A - £1,245





Information for the Consumer: The information on this page is for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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