Robert Ellis

look no further...

Brookfield Avenue,
(Off Morley Road), Chaddesden,
Derby DE21 4RE

Price Guide £250-260,000

Freehold

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AN EXTENDED, WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN, COMPLETE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious semi detached family home found in a cul-de-sac within this sought after location. The property has been extended to the rear and boasts an attic room, offering versatile extra space. The property is constructed of brick and benefits from gas central heating and double glazing and an internal viewing is highly recommended.

The property briefly comprises of an entrance hallway with original stained glass window, bay fronted lounge with gas fire and open plan extended kitchen diner with an island, integrated appliances and French doors to the rear garden. To the first floor the landing leads to three bedrooms with access into the loft room through the second room where there is an attic conversion which lends itself to having a staircase built and classed as a fourth bedroom, subject to the necessary permissions and the three piece family bathroom. Outside there is off street parking and an enclosed rear garden with patio and lawn.

Located in Chaddesden, just off Morley Road, there are fantastic local amenities including nearby schools, shops and parks, Lees Brook Academy school is within catchment and there are fantastic transport links including bus routes and easy access to the M1 and A52 for both Nottingham and Derby.

Entrance Hall
UPVC double glazed front door, window overlooking the side, laminate flooring, radiator and spotlights.

Lounge
11'4 x 11'1 approx (3.45m x 3.38m approx)
UPVC double glazed bay window to the front, laminate flooring, radiator, gas fire and ceiling light.

Kitchen
16'3 x 10'3 approx (4.95m x 3.12m approx)
UPVC double glazed window to the rear, laminate flooring, grey Shaker style wall, base and drawer units with a work surface over and splashback, inset 1½ bowl sink and drainer with swan neck mixer tap, central island with seating for two, drawers under and inset Neff gas hob, space for a fridge freezer, integrated Neff electric double oven with cupboards above and below, radiator in a housing, integrated dishwasher and washing machine, built-in storage cupboard and spotlights.

Dining Room
9'4 x 8'3 approx (2.84m x 2.51m approx)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, laminate flooring, radiator and spotlights.

First Floor Landing
Obscure UPVC double glazed window to the side, carpeted flooring, radiator and ceiling light.

Bedroom 1
11'3 x 11'2 approx (3.43m x 3.40m approx)
UPVC double glazed window to the front, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bedroom 2
10'4 x 11'4 approx (3.15m x 3.45m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, built-in storage cupboard housing the boiler, radiator and ceiling light.

Bedroom 3
6'5 x 5'9 approx (1.96m x 1.75m approx)
UPVC double glazed window to the front, radiator, laminate flooring and ceiling light.

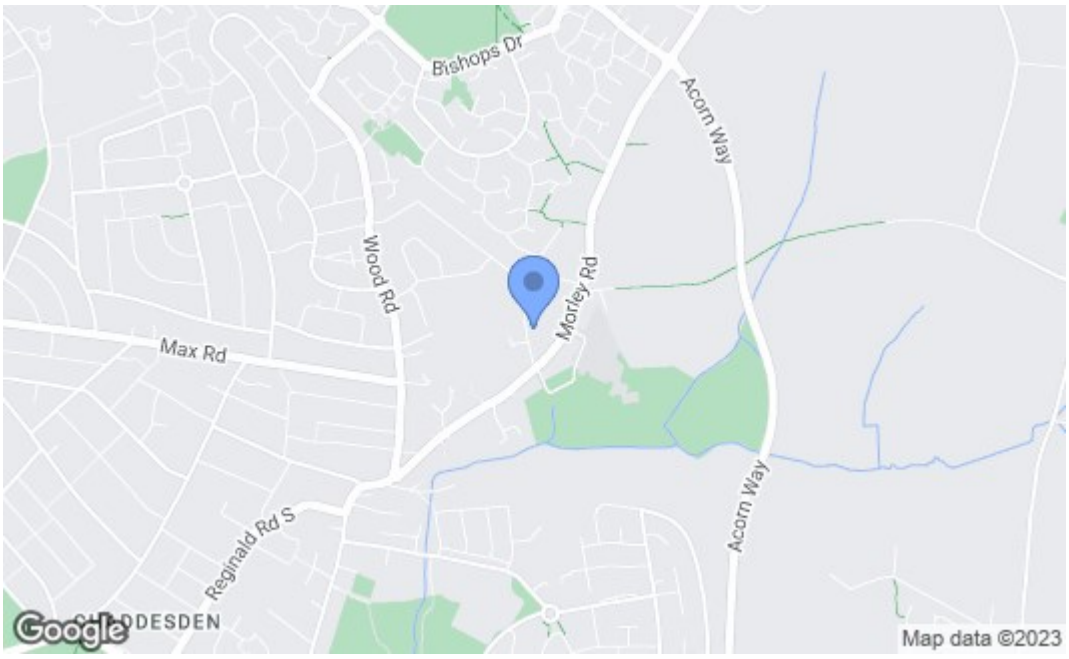
Bathroom
5'8 x 5'5 approx (1.73m x 1.65m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, bath with mixer tap and shower over, low flush w.c., top mounted sink and spotlights.

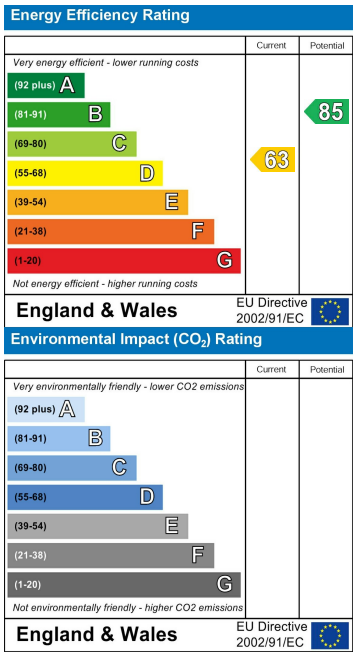
Second Floor

Attic Room
12' x 11'4 approx (3.66m x 3.45m approx)
Double glazed Velux windows, carpeted flooring, radiator, eaves storage and ceiling light.

Outside
There is off street parking to the front and to the rear an enclosed garden with patio and lawn.

Council Tax
Derby Council Band B





These details are 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.

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