Robert Ellis

look no further...

Max Road,
Chaddesden, Derby
DE21 4GY

£189,950 Freehold

THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE WHICH PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Being situated in this very popular and established residential area on the outskirts of Derby, this traditional three bedroom semi detached home is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation by a new owner. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that all interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by the immediate area with those found in Derby only being a few minutes away, there is an Asda store at Spondon and excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from the road with off road parking at the front and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of having gas central heating and double glazing, the property is entered through an enclosed porch and a stylish composite internal door into the reception hall which has stairs taking you to the first floor and a door leading into the kitchen which is fitted with wall and base units and has a pantry. From the kitchen there is a door leading into the two main reception rooms which includes a lounge with a bay window to the front and at the rear a dining/sitting room which has French doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms, the bathroom which has been changed over recent years into a shower room, but could have a bath reinstated by a new owner, if this was preferred, and there is a separate w.c. Outside there is car standing at the front with double gates to the left hand side of the property which provides access to the drive that takes you to the garage which is positioned at the rear. The rear garden is a lovely feature of the property with there being a block paved patio and a large lawned area with borders to the sides, there is a shed which will remain at the property when it is sold and the rear garden is kept private by having fencing to the side boundaries and fencing and a hedge to the rear boundary.

The property is within easy reach of schools of schools for all ages, there are shops at Chaddesden and Spondon where there is an Asda and further retail outlets including a Costco, Sainsbury's being found at Pride Park with all the shopping facilities found in Derby are only a short drive away, there are healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

Porch
Wooden front door with inset glazed panels and double glazed window to either side, wall mounted heater (not tested), composite door with inset ornate glazed leaded panel leading into:

Reception Hall
Stairs with balustrade and cupboard under leading to the first floor, radiator and cornice to the wall and ceiling.

Lounge
Double glazed bay window to the front, four burner wall mounted gas fire, radiator, cornice to the wall and ceiling and glazed sliding doors to:

Dining/Sitting Room
13'6 x 10'2 approx (4.11m x 3.10m approx)
Double glazed double opening French doors leading out to the rear garden, five burner wall mounted gas fire, radiator, cornice to the wall and ceiling and two wall lights.

Kitchen
13'3 reducing to 10' x 5'6 approx (4.04m reducing to 3.05m x 1.68m approx)
The kitchen is fitted with a 1½ bowl stainless steel sink unit with a mixer tap set in an L shaped work surface with cupboard, space for an automatic washing machine and telescopic towel rails below, space and plumbing for an upright gas cooker, work surface with four drawers beneath, further work surface with radiator below, double glazed windows to the rear and side, matching eye level wall cupboards and hood over the cooking area, tiles to the walls by the work surface areas and a UPVC door leading out to the side of the property.

Pantry
The pantry has an opaque double glazed window to the side, shelving and the electric consumer unit is housed in the pantry.

First Floor Landing
The balustrade is continued from the stairs onto the landing, double glazed window to the side, eye level double cupboard over the door which leads to the bathroom and original wood panelled doors to:

Bedroom 1
11' x 9'2 approx (3.35m x 2.79m approx)
Double glazed window to the front, fitted wardrobes and shelving with cupboards over, radiator and a wall mounted gas heater (not tested).

Bedroom 2
13'7 x 9'4 max approx (4.14m x 2.84m max approx)
Double glazed window to the rear, four burner wall mounted gas fire (not tested), two ranges of fitted wardrobes and shelving and a radiator.

Bedroom 3
7'10 x 6'9 approx (2.39m x 2.06m approx)
Double glazed window to the front, fitted wardrobe and double cupboard and a wall mounted heater (not tested).

Shower Room
The bath/shower room has a corner shower with a Triton electric shower, tiling to two walls, glazed door with a protective screen, pedestal wash hand basin, radiator, the boiler is housed in a built-in cupboard, half tiled walls, opaque double glazed window and mirror fronted wall cabinet and hatch to loft.

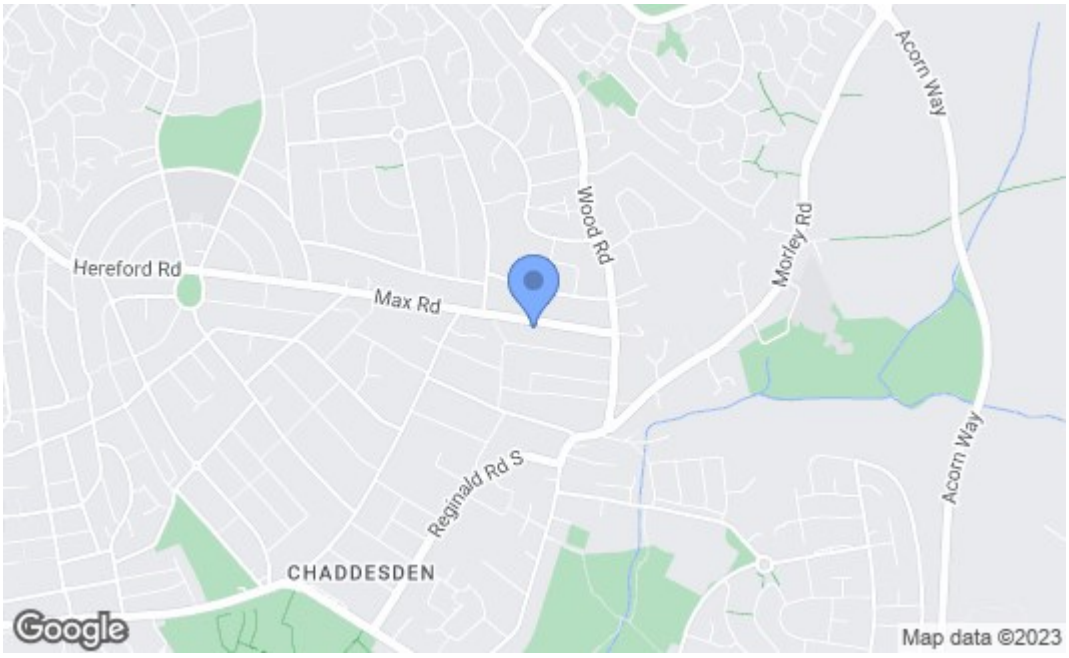
Separate w.c.
Having a low flush w.c. and an opaque double glazed window to the side.

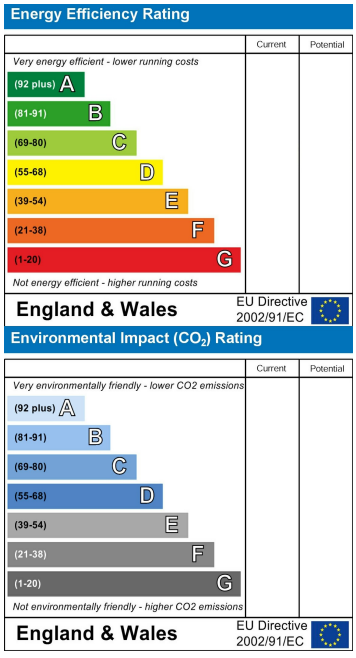
Outside
At the front of the property there is a slabbed drive which provides off road parking and a large stoned area with double wooden gates to the left hand side of the house with the drive extending down the side to the garage which is positioned at the rear. There is a wall to the front and right hand boundary and a fence to the left hand side and there is an outside light at the front of the house.

There is a block paved patio to the immediate rear of the property with a path that leads to the bottom of the garden, a lawn to the right of the path with borders to the side and a concrete area behind the garage with a wildlife pond and shed at the bottom of the garden. The rear garden is kept private by having fencing to the side boundaries and a hedge and fencing to the rear boundary and an outside water supply and light is provided.

Garage
20'6 x 8'10 approx (6.25m x 2.69m approx)
The garage has double doors to the front and a door to the side, an inspection pit, work bench at the end of the garage and power and lighting area provided.

Council Tax
Derby City Council Band A





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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