Robert Ellis

look no further. . .

Lime Grove
Chaddesden, Derby DE21 6WL

A THREE BEDROOM SEMI DETACHED DORMER BUNGALOW.

£215,000 Freehold

A surprisingly spacious three bedroom semi detached dormer bungalow.

Offering spacious and adaptable living accommodation with a double bedroom on the ground floor, as well as two reception rooms, one of which could become a second double bedroom. Also on the ground floor is the bathroom, fitted kitchen and large uPVC double glazed conservatory. To the first floor, there are two double bedrooms, as well as an attic storage space.

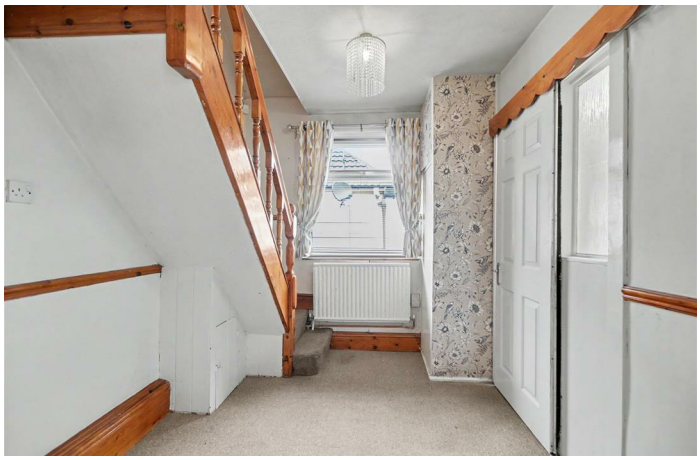
Centrally heated served from a modern gas combination boiler (installed approximately 2 years ago) and double glazed windows throughout. The property is offered for sale with NO UPWARD CHAIN and offers great potential for a variety of buyers to put their own mark upon it.

A shared driveway leads to off-street parking and a garage and the rear garden is of a generous size with patio and seating areas, as well as lawn and garden shed.

Situated in this highly regarded residential suburb, great for families and commuters alike as Cherry Tree Hill Primary School is an easy walk from the property, with other schools for all ages also within easy reach. There is open space nearby with Mossey Yard Plantation and Chaddesden Brook, as well as Spondon Asda being a couple of minute's drive away. Derby city centre is within easy reach, as are local major employers such as Rolls Royce.

With flexible accommodation, this property will suit a variety of buyers.

Viewing highly recommended.



ENTRANCE HALL
Accessed from a uPVC double glazed door to the side of the property allowing access to all ground floor rooms and stairs leading to the first floor.

LOUNGE
16'4" x 11'11" (5 x 3.64)
This versatile space could also be used as a double bedroom and has radiator and double glazed square bay window to the front.

SITTING ROOM
14'2" x 11'10" (4.34 x 3.63)
Patio doors opening to the conservatory.

CONSERVATORY
16'0" x 14'6" (4.89 x 4.42)
A large useable space with uPVC double glazed windows and French doors opening to the rear garden. Connecting door to kitchen.

KITCHEN
10'1" x 6'1" (3.08 x 1.87)
Range of wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer, gas cooker point, plumbing for washing machine, double glazed window.

BEDROOM ONE
10'6" x 9'10" (3.21 x 3)
Radiator, double glazed window to the front.

BATHROOM
6'7" x 5'8" (2.01 x 1.74)
Three piece suite comprising wash hand basin, low flush WC, bath with shower over, radiator, double glazed window.

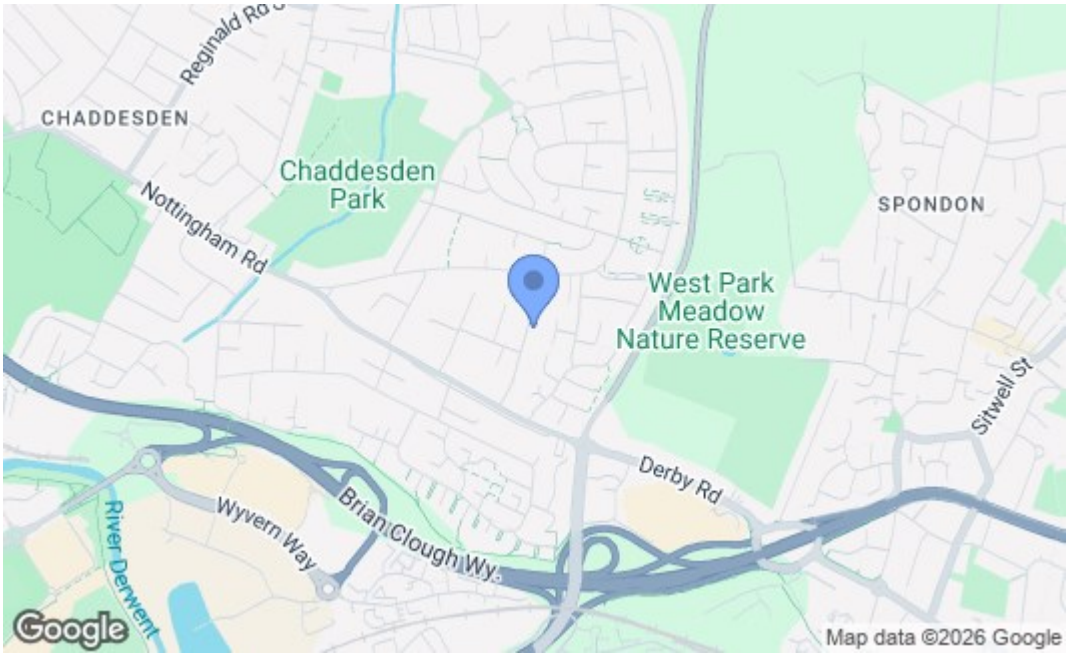
INNER HALLWAY
Accessed from the main hallway which has a door to the kitchen and stairs leading to the first floor.

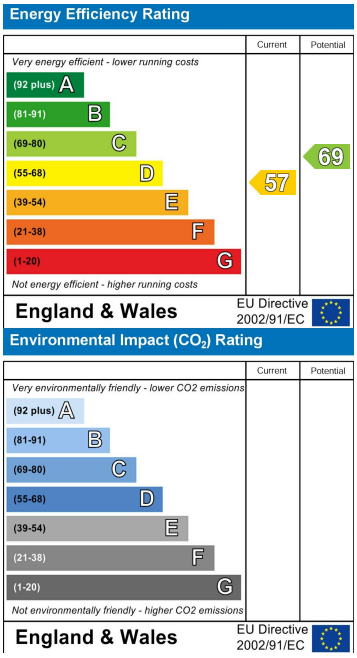
FIRST FLOOR
Walk-in attic storage space with roof window and doors to bedrooms two and three.

BEDROOM TWO
11'11" x 9'2" (3.65 x 2.81)
Cupboard housing gas combination boiler (for hot water and central heating) installed approximately 2 years ago, double glazed dormer window to the rear.

BEDROOM THREE
11'11" x 8'10" (3.65 x 2.70)
Radiator, double glazed dormer window.

OUTSIDE
To the front, there is a hedged-in garden, open shared driveway leading along the side of the property to off-street parking and a semi detached single garage (approx. 20' x 10' - Vendor advised). The rear garden is a generous size with patio areas, lawn, various flower and shrub beds and borders and garden shed.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044