

Fletcher & Company

61 Buxton Road, Chaddesden, Derby, DE21 4JL

Offers Around £225,000

Freehold



- Attractive Bay Fronted Semi-Detached Property
- Double Glazing & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen
- Three First Floor Bedrooms & Well-Appointed Bathroom
- Good Sized Lawned Rear Garden with Patio
- Driveway
- Excellent Range of Amenities
- Viewing Recommended





Summary

A superbly presented, three bedroom, semi-detached residence occupying a popular and convenient location in Chaddesden.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, open plan dining kitchen three first floor bedrooms and a well-appointed bathroom.

To the front of the property is a fore-garden with a driveway and there is a larger than average rear garden with extensive lawn and patio.

F&C

The Location

Chaddesden is a very popular suburb of Derby with an excellent range of amenities, notably along Nottingham Road. Neighbouring Oakwood also offers a parade of shops and excellent facilities including a leisure centre. There is a regular bus service from both Chaddesden and Oakwood into Derby City centre. There is also easy access to a nearby retail park and to excellent transport links.

Accommodation

Ground Floor

Entrance Hall

12'0" x 5'7" (3.68 x 1.72)

A UPVC double glazed entrance door provides access to hallway with central heating radiator, staircase to first floor and recessed ceiling spotlighting.

Fitted Guest Cloakroom

4'10" x 2'7" (1.48 x 0.80)

Appointed with a low flush WC, wash handbasin and radiator.

Lounge

12'5" x 10'1" (3.79 x 3.08)

With central heating radiator, wood effect flooring and double glazed bay window to front.



Fabulous Open Plan Dining Kitchen
16'1" x 13'7" (4.92 x 4.15)



Dining Area

A spacious dining area with central heating radiator, wood effect flooring, recessed ceiling spotlighting, double glazed French doors to garden and open access to kitchen area.



Kitchen Area

Featuring marble effect worktops including breakfast bar, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for free standing electric range, American style fridge freezer and washing machine, wall mounted boiler and double glazed window to rear.



First Floor Landing

6'2" x 4'0" (1.90 x 1.24)

With doors leading to all bedrooms.

Bedroom One

13'8" x 10'2" (4.19 x 3.11)

Having a central heating radiator, picture rail and double glazed window to rear.



Bedroom Two

10'11" x 9'3" (3.34 x 2.83)

With central heating radiator, picture rail and double glazed and leaded window to front.



Bedroom Three

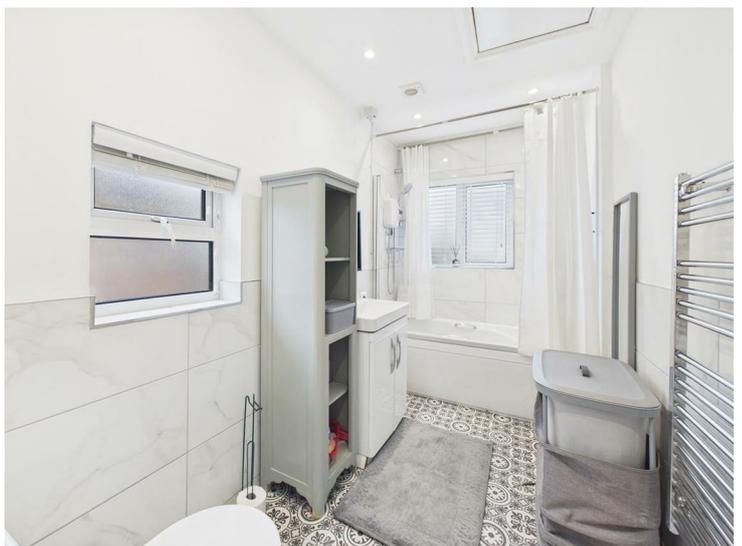
7'11" x 6'9" (2.42 x 2.08)

Having a central heating radiator and double glazed and leaded window to front.

Well-Appointed Bathroom

10'2" x 5'8" (3.11 x 1.73)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and cupboards beneath, bath with shower over, spotlights to ceiling, chrome towel radiator and double glazed window.



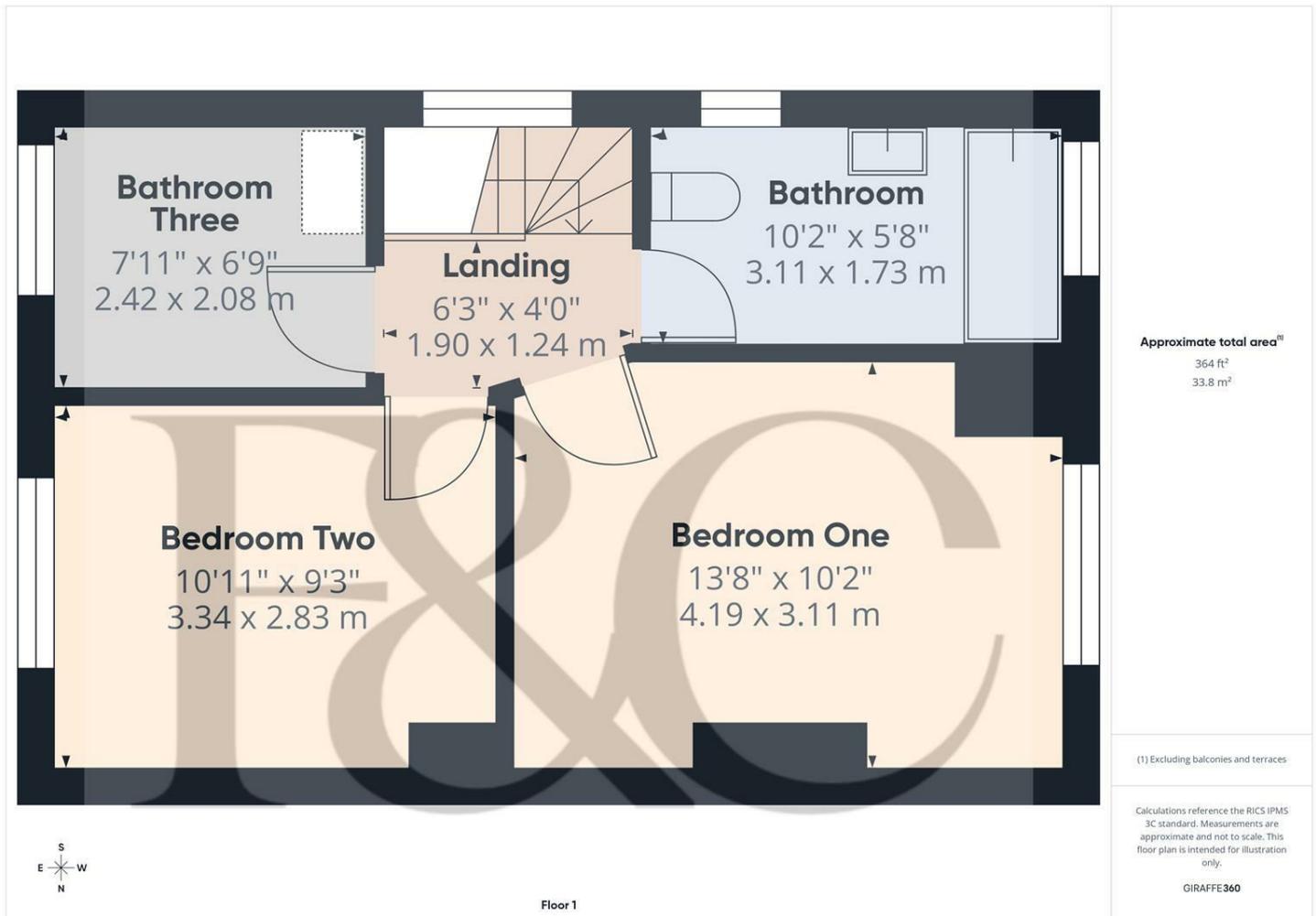
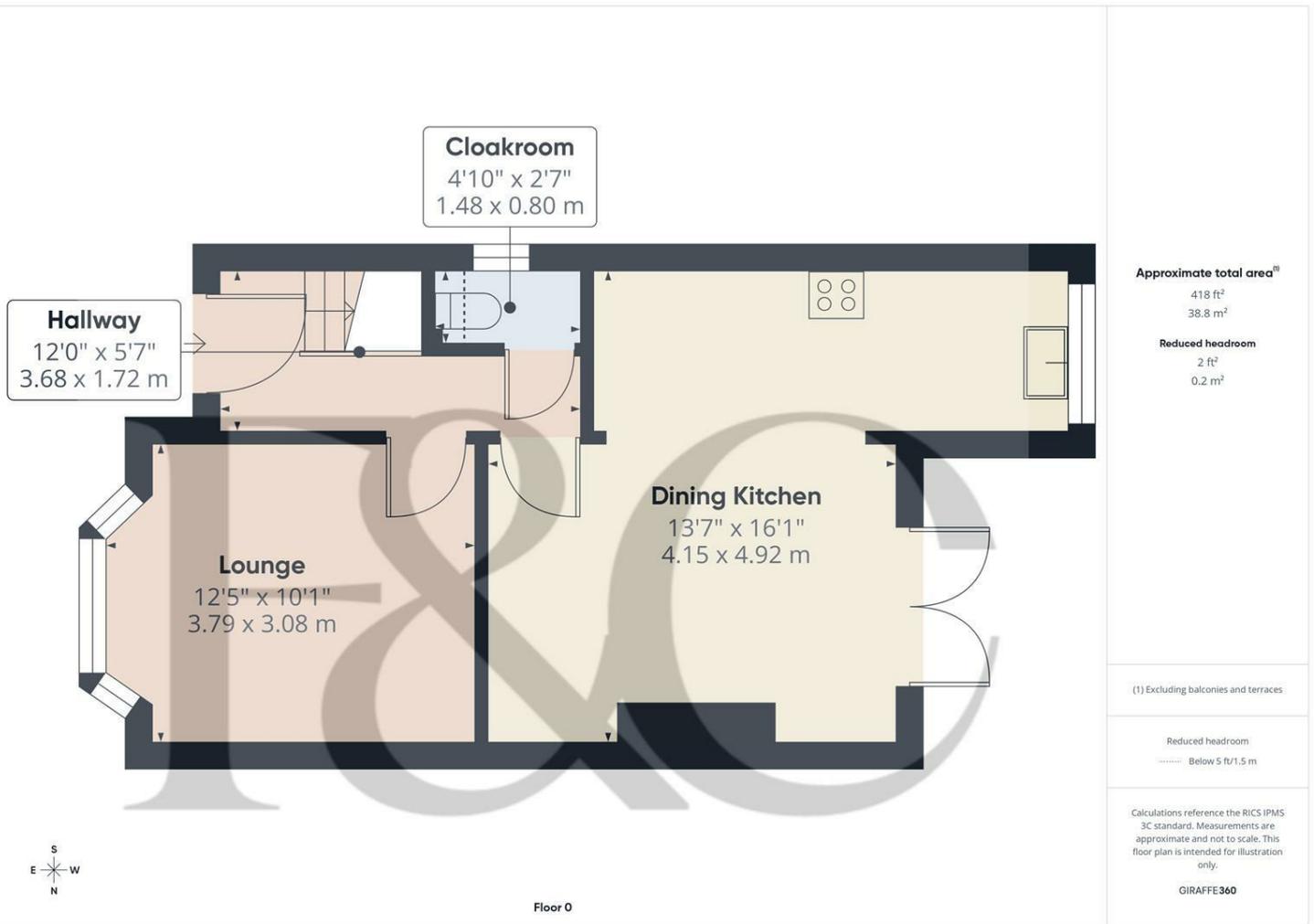
Outside

To the rear of the property is a very good sized garden with extensive lawn, patio and timber fencing.

To the front of the property is a stone edged, lawn fore-garden with herbaceous borders, driveway and gates to the rear.



Council Tax Band B





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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	