

# Fletcher & Company

10 Lime Grove, Chaddesden, Derby, DE21 6WN

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£495,000

Freehold

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- Extremely Spacious Detached Dormer Residence with Attached Self-Contained Annex
- Extremely Versatile & Spacious Accommodation
- Popular Residential Location
- Extensive Driveway to Front Providing Off-Road Parking
- Rear Vehicular Access to a Detached Garage
- Private Pleasant Rear Garden
- Main Residence Features Spacious Open Plan Living Space & Conservatory
- Three Bedrooms, One with En-Suite Shower Room
- Annex Comprising Lounge, Study/Bedroom, Kitchen, Bedroom & Shower Room
- Ideal Multi-Generational Living Home - Viewing Essential





## Summary

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This is an extremely spacious, three bedroom, dormer style residence sold with the benefit of a spacious, self-contained, one/two bedroom, annexed bungalow on a sizeable plot on popular Lime Grove in Chaddesden.

This is a true rarity on the market and comprises of accommodation stretching to approximately 2200sq ft. The property would lend itself to a wide range of discerning purchasers who require a spacious main residence with a generous sized annex option attached.

This truly versatile accommodation could be a multi-generational home and a full internal inspection is recommended to fully appreciate the size of accommodation on offer.

The property is set back behind a low maintenance fore-garden with good size driveway providing ample off-road parking. We would point out there is also rear vehicular access to a detached garage (off Elizabeth Close).

The accommodation comprises spacious entrance hall with cloak cupboard, two bedrooms to the front elevation (one currently used as a lounge), a fabulous generously sized open plan living space comprising lounge, dining area and kitchen and staircase to principal bedroom. Off this is a conservatory with access to the garden and the attached annex. To the first floor of the main residence there is the aforementioned bedroom and en-suite shower room.

The annex comprises a spacious lounge, study/bedroom, kitchen and principal bedroom with en-suite shower room off.

To the rear of the property the annex and the main residence share a very attractive, private, rear garden.

# F&C

## The Location

The property's location just off Nottingham Road gives easy access to a parade of shops as well as schooling including Cherry Tree primary school (a short distance away), a regular bus service along Nottingham Road, large supermarket within easy reach, excellent and convenient access to the Wyvern Retail Park on the A52 as well as Derby City centre.

## Accommodation

### Ground Floor

#### Entrance Hall

16'3" x 5'3" (4.97 x 1.62)

A UPVC double glazed entrance door with double glazed sidelights provides access to entrance hall with central heating radiator and cloak cupboard.

#### Spacious Open Plan Living Space

31'9" x 15'8" (9.70 x 4.80)



#### Dining Kitchen

Comprising granite effect worktops with tiled surrounds, inset sink unit, extensive range of fitted base cupboards and drawers, complementary wall mounted cupboards with open shelving and down lighting, gas hob with extractor hood over, built-in microwave oven and conventional oven, integrated fridge freezer, appliance space suitable for surplus fridge freezers, integrated dishwasher, space for washing machine, central heating radiator, double glazed window to side and open access to lounge area.



## Lounge Area

With two central heating radiators, two double glazed windows to rear with bespoke shutters, staircase to first floor with principal bedroom and double glazed French doors to conservatory.



### Conservatory

16'2" x 12'7" (4.95 x 3.85)

A generous sized additional reception room with clear glass roof and French doors to lounge. The double glazed construction also has sliding patio door to garden and internal door to annex.



### Bedroom Two

11'4" x 10'6" (3.46 x 3.21)

Having a central heating radiator and double glazed window to front with bespoke shutters.



### **Bedroom Three/Lounge**

13'8" x 10'5" (4.19 x 3.20)

Currently used as a lounge but could easily be converted back to a bedroom with central heating radiator and double glazed window to front with bespoke shutters.



### **Well-Appointed Bathroom**

10'8" x 5'2" (3.27 x 1.60)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath with shower over, central heating radiator and double glazed window to side.



### **First Floor**

### Principal Bedroom

17'6" x 16'11" (5.34 x 5.18)

With excellent storage to eaves, fitted wardrobes, double glazed Velux windows and doorway to en-suite shower room.



### Superbly Appointed En-Suite Shower Room

9'1" x 8'8" (2.77 x 2.65)

Mainly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with drawers and cupboards beneath, good sized shower cubicle, chrome towel radiator and double glazed Velux window to side.



### Self Contained Annex

## Lounge Area

32'8" x 11'8" (9.96 x 3.57)

Having a central heating radiator, fitted wardrobes, decorative coving, double glazed window two side, double glazed French doors to exterior and doorway to study/bedroom.



### Study/Bedroom Five

With central heating radiator, fitted wardrobes and double glazed windows to side and rear.



### Kitchen

11'3" x 7'9" (3.45 x 2.37)

Comprising U-shaped granite effect worktop with tiled surround, inset stainless steel sink unit, inset electric hob with extractor hood over, built-in oven, gloss finished storage cupboards, integrated fridge freezer and washing machine, central heating radiator, Velux window and double glazed window to side.



### Bedroom Four

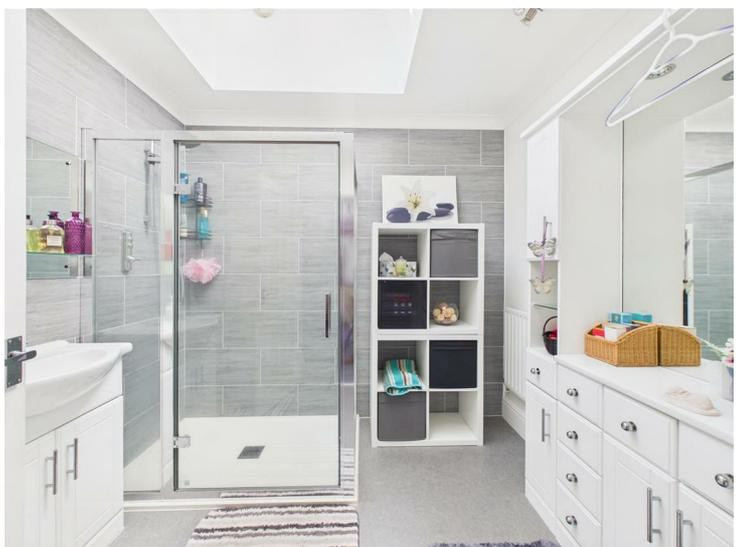
14'3" x 12'11" (4.36 x 3.94)

Having a central heating radiator, decorative coving, double glazed window to side and access to en-suite.

### En-Suite Shower Room

8'7" x 7'11" (2.62 x 2.43)

Partly tiled with a low flush WC, vanity unit with wash handbasin and cupboard beneath, spacious walk-in shower cubicle, central heating radiator, extensive fitted storage unit with display shelving, mirror, chrome towel radiator and double glazed Velux window.



## Outside

To the front of the property there is an extensive driveway providing ample off-road parking and low maintenance garden.

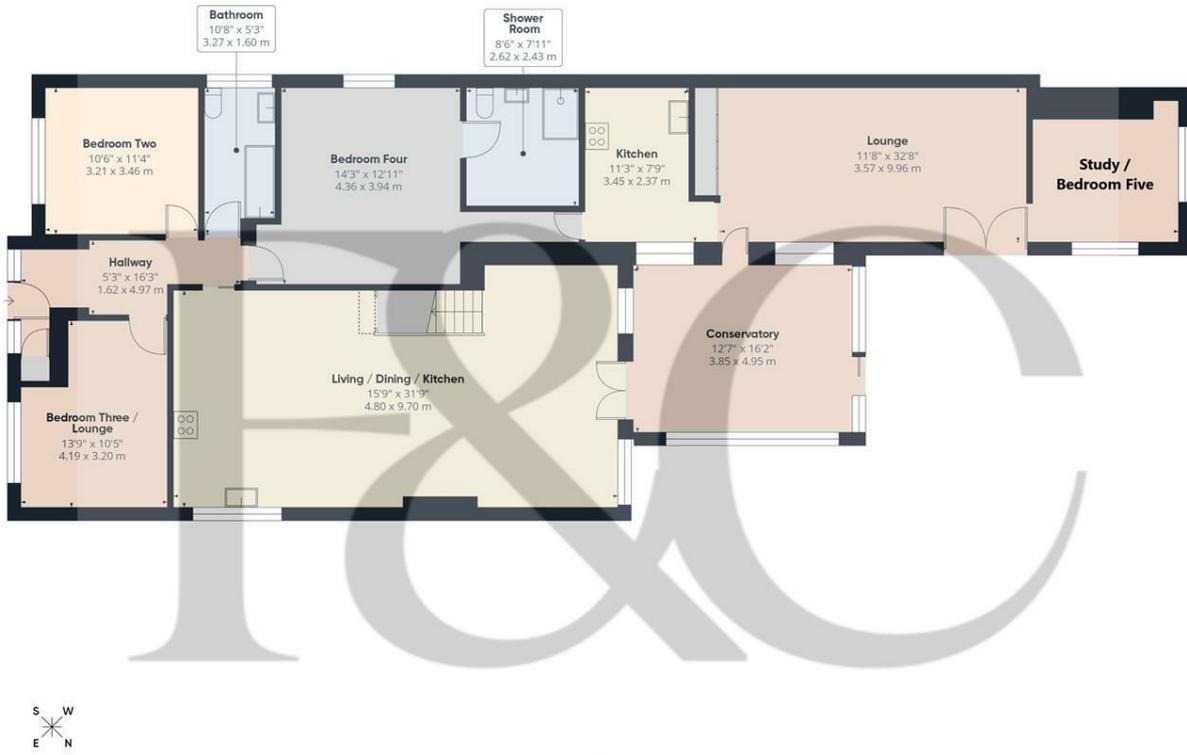
To the rear is an extremely private garden featuring various seating areas, pathways/patio, herbaceous borders/shrubs, lawn section, access to the detached garage and hard standing for various outbuildings.



Council Tax Band C







Approximate total area<sup>®</sup>

1857 ft<sup>2</sup>  
172.6 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

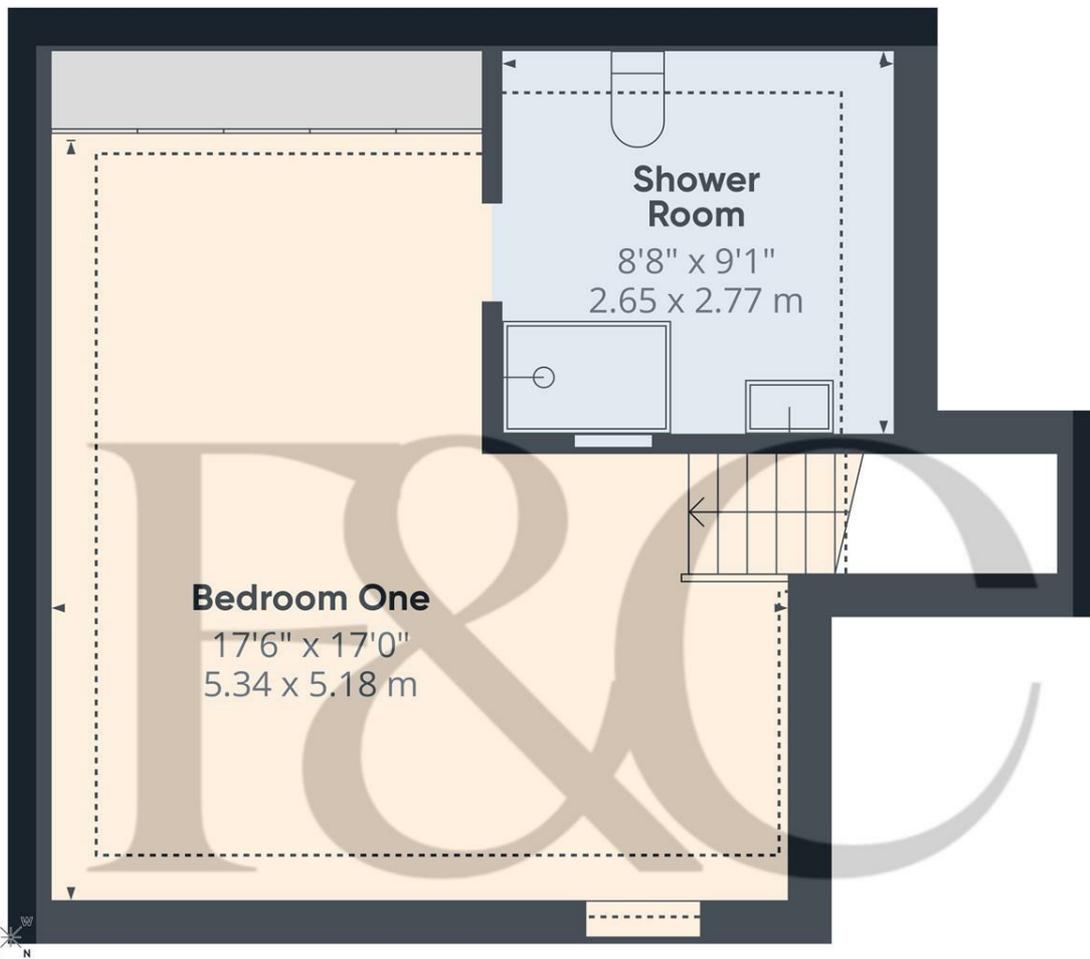
Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Approximate total area<sup>®</sup>

337 ft<sup>2</sup>  
31.3 m<sup>2</sup>

Reduced headroom

67 ft<sup>2</sup>  
6.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



**Duffield Office**

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

**Derby Office**

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

**Willington Office**

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

10 Lime Grove  
Chaddesden  
Derby  
DE21 6WN

Council Tax Band: C  
Tenure: Freehold



**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>50</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |