Fletcher & Company

23 Spinney Road, Chaddesden, Derby, DE21 6HW

Offers Over £215,000

Freehold



- Traditional Bay Fronted Detached Bungalow
- No Upward Chain
- Double Glazing & Gas Central Heating
- Spacious Open Plan Lounge/Dining Room with Kitchen off
- Study/Third Bedroom
- Two Double Bedrooms to Front
- Well Appointed Shower Room
- Driveway & Garage
- Good Sized Mainly Lawned Rear Garden
- Sought-After Location





Summary

Traditional bay fronted, two/three bedroom detached bungalow occupying a good sized plot and offering a good degree of privacy in popular Chaddesden.

This is an attractive bay fronted traditional detached bungalow on a popular quiet road in Chaddesden, sold with the benefit of no upward chain.

The accommodation is double glazed and gas central heated with entrance hall, spacious lounge/dining room with fitted kitchen off, study/third bedroom to the rear, two double bedrooms to the front and a well appointed shower room.

The property is set back behind a driveway with an attached garage and to the rear of the property is a pleasant and private, well established mainly lawned garden.

The Location
Chaddesden is a very popular suburb of Derby with an excellent range of amenities located on Nottingham Road, within easy reach of a regular bus service to Derby City Centre, easy access to the Wyvern Retail Park and nearby Chaddesden Park.

Accommodation

Entrance Hall
10'9" x 3'8" (3.29 x 1.14)
Panelled and glazed entrance door provides access into hallway with doorway to spacious open plan lounge/dining room/kitchen.

Open Plan Lounge/Dining Room/Kitchen

Lounge/Dining Area
17'9" x 13'11" (5.42 x 4.25)
With two central heating radiators, uPVC double glazed picture window with matching French doors opening onto garden with pleasant views and open access into the kitchen area.





Kitchen Area

12'7" x 7'0" (3.84 x 2.14)

With an L-shaped preparation surface and matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob with extractor hood over and built-in oven and grill beneath, integrated dishwasher, appliance space suitable for fridge/freezer, central heating radiator, feature tiled flooring, recessed ceiling spotlighting, integral door to garage and uPVC double glazed window to the rear.



Double Bedroom One

13'0" x 9'11" (3.97 x 3.04)

With central heating radiator and uPVC double glazed bow bay window to the front.



Double Bedroom Two

10'9" x 9'9" (3.28 x 2.99)

With central heating radiator and uPVC double glazed bow bay window to the front.

Guest Bedroom Three/Study

11'2" x 9'7" (3.42 x 2.93)

With central heating radiator and uPVC double glazed French doors opening onto the rear garden.



Well Appointed Shower Room

9'9" x 5'4" (2.99 x 1.63)

Well appointed and partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage cupboards beneath, large walk-in shower cubicle with integrated shower and chrome towel radiator.



Outside

Driveway & Garage

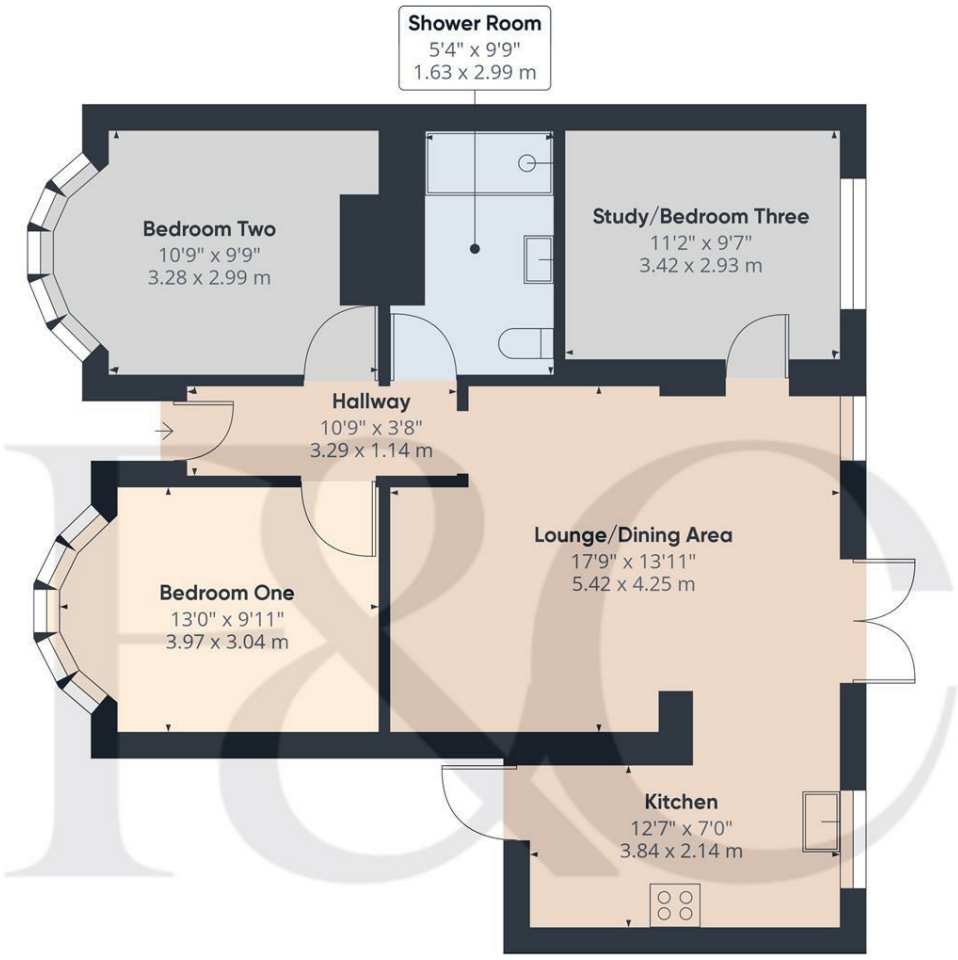
To the front of the property is a tarmac driveway providing off road parking and access to the attached single garage.

Private Enclosed Rear Garden

To the rear of the property is a pleasant mature garden offering a good degree of privacy featuring a substantial lawn, herbaceous borders containing plants and shrubs and patio area bound by a combination of mixed hedging and timber fencing.



Council Tax Band C - Derby



Approximate total area(1)

783.62 ft²

72.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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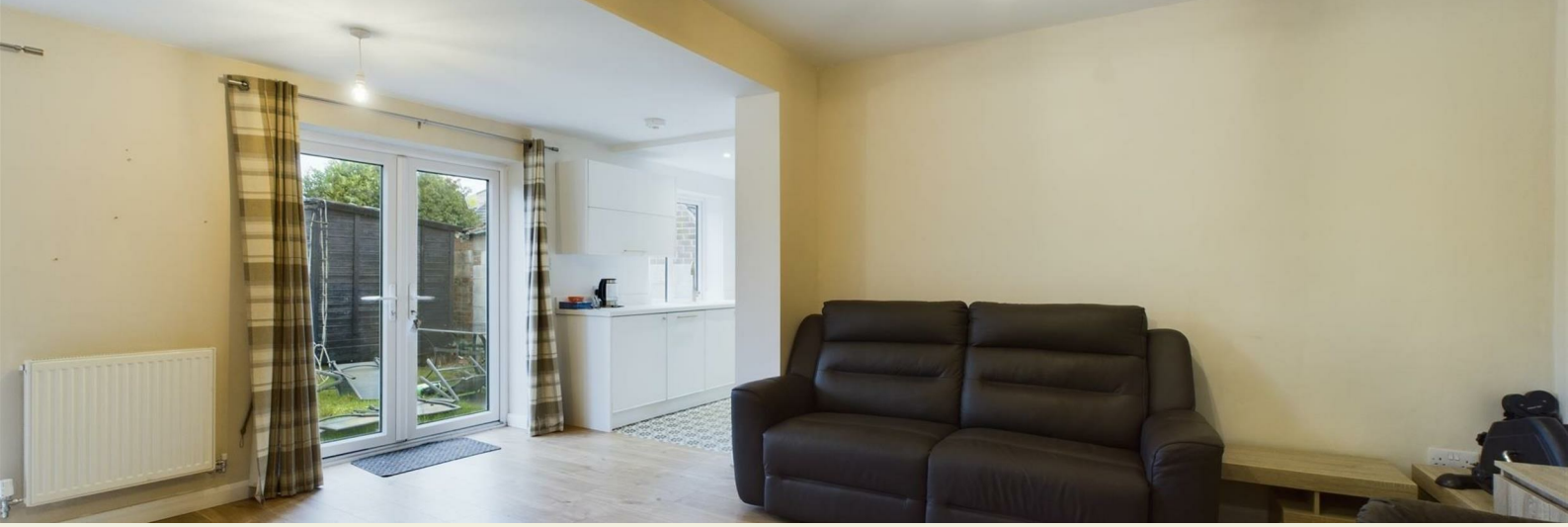



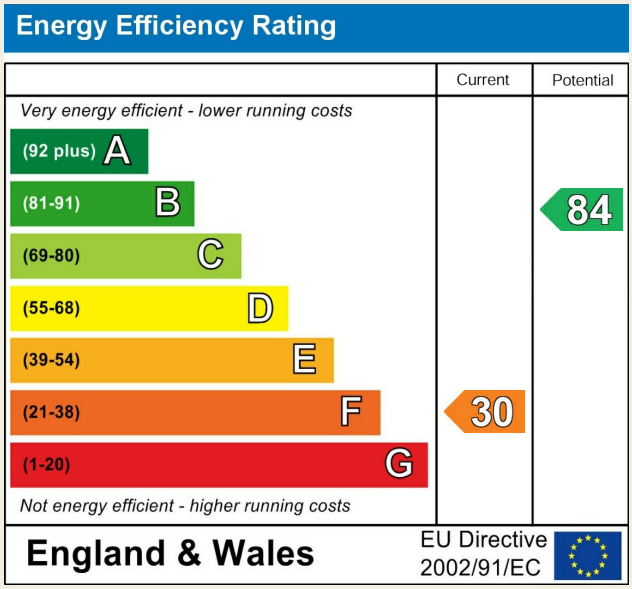

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Council Tax Band: C
Tenure: Freehold