

Fletcher & Company

4 Chaddesden Park Road, Derby, DE21 6HD

Offers Around £250,000

Freehold



- No Upward Chain
- Double Glazed & Gas Central Heating
- Spacious Entrance Hall
- Good Size L-Shaped Lounge/Dining Room
- Fitted Kitchen with Integrated Appliances
- Two Good Sized Bedrooms & Well-Appointed Bathroom
- Driveway & Garage
- Enclosed Low Maintenance Garden
- Easy Access to an Excellent Range of Amenities
- Viewing Recommended





Summary

A spacious, two bedroom, detached bungalow occupying a highly convenient location on Chaddesden Park Road in Chaddesden.

The bungalow is double glazed and gas central heated with spacious entrance hall, large L-shaped lounge/dining room, fitted integrated kitchen, two good sized bedrooms and a well-appointed bathroom. The property also benefits from a driveway and a detached garage as well as a low maintenance rear garden.

F&C

The Location

This is a conveniently located, two bedroom, detached bungalow located close to an excellent range of amenities on Nottingham Road with a varied selection of shops, restaurants, pubs, regular bus service into Derby City centre and easy access to Pride Park.

Accommodation**Entrance Hall**

12'11" x 5'3" (3.95 x 1.61)

A UPVC double glazed entrance door with matching sidelight provides access to hallway with central heating radiator and cloak cupboard.

L-Shaped Lounge/Dining Room

18'9" x 11'9" (5.72 x 3.59)

With three central heating radiators, feature fireplace with decorative surround and quarry tiled hearth, decorative coving, double glazed sliding patio door to rear and two double glazed windows to front.



Fitted Kitchen

9'11" x 8'7" (3.04 x 2.63)

Comprising granite effect worktops, tiled surrounds, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob, built-in oven, integrated fridge freezer and washing machine, wall mounted gas fired boiler and double glazed window and door to rear.



Bedroom One

12'0" x 11'11" (3.68 x 3.65)

Having a central heating radiator, fitted wardrobes and double glazed window to front.



Bedroom Two

11'10" x 9'3" (3.61 x 2.83)

With central heating radiator and double glazed window to rear.



Bathroom

7'8" x 6'9" (2.35 x 2.07)

Appointed with a stylish white suite with low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator and two double glazed windows to rear.

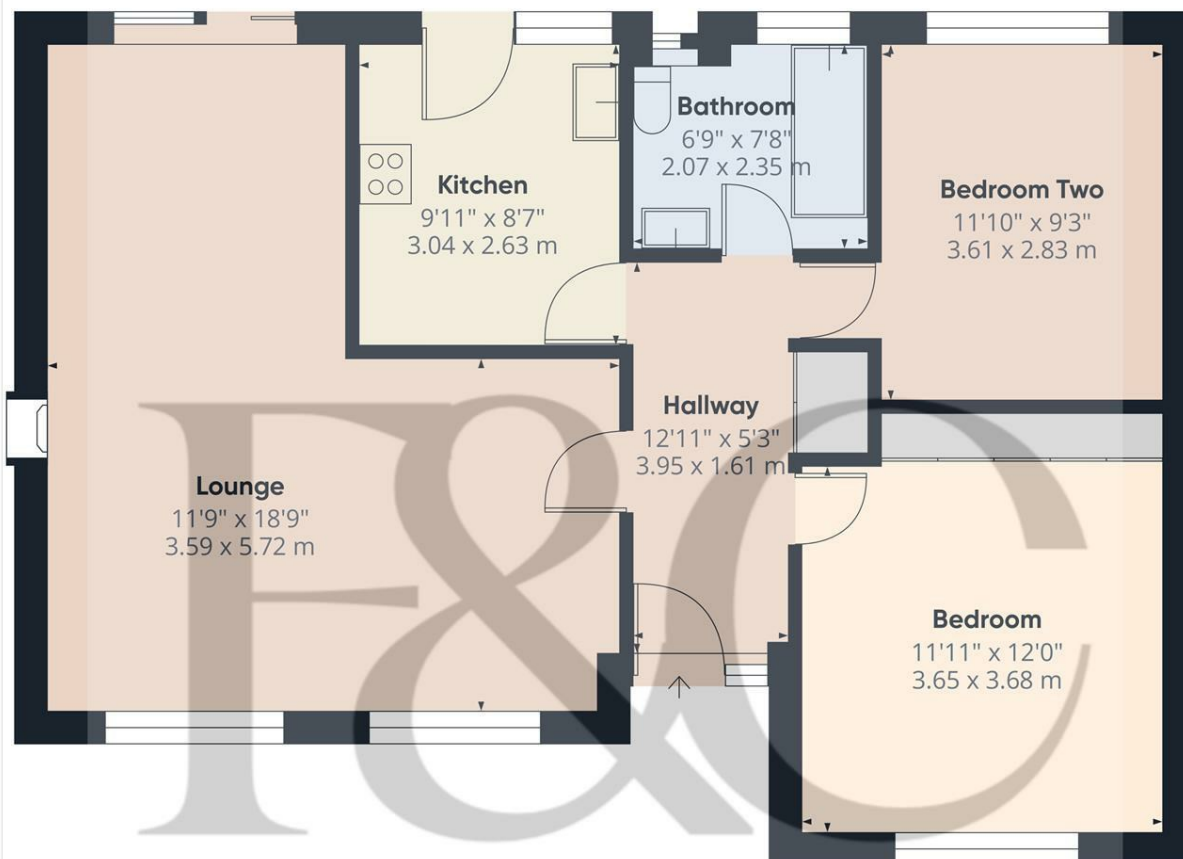


Outside

The property is located on Chaddesden Park Road, well screened from the road behind laurel hedging and well-stocked borders. Adjacent to this is a driveway providing off-road parking and access to a detached single garage. Behind this is a timber shed. The garden is block paved for ease of maintenance.



Council Tax Band C



Approximate total area[®]
830 ft²
77.2 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.

Calculations are based on RICS IPMS 3C standard.

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DE21 6HD

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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	