

4 Sherwood Avenue, Chaddesden, Derby, DE21 6NP

Offers Around £399,950

Freehold



- Deceptively Spacious Home
- Ideal for a Range of Discerning Purchasers
- Superbly Appointed Throughout
- Fabulous Entrance Hall with Utility off
- Lounge, Sitting Room & Open Plan Dining Kitchen
- Principal Bedroom with Walk-In Wardrobe & En-Suite Shower Room
- Separate Spacious Bathroom & Walk-In Storage
- Two Further Bedrooms to Second Floor, One with En-Suite Shower Room
- Beautiful, Private Rear Gardens with Substantial Terrace
- Good Sized Driveway to Front





Summary

This is a simply stunning and extended, four bedroom, chalet style, detached bungalow offering extremely spacious and well-appointed accommodation requiring a full internal inspection to fully appreciate this home.

The property has accommodation set over two floors and benefits from double glazing and gas central heating with a fabulous entrance hall with oak floor and staircase leading to first floor, an impressive spacious lounge, tremendous open plan dining kitchen with feature high vaulted ceiling, separate utility room, sitting room/fourth bedroom, principal bedroom with walk-in wardrobe and en-suite shower room, spacious well-appointed bathroom and further walk-in storage space. The second floor accommodation features a spacious landing area and two further bedrooms (one with en-suite shower room).

Outside, there is a most impressive, private rear garden offering a substantial terrace which is partially covered by two remote control awnings. The terrace offers a delightful space for outdoor entertaining and is bordered by extremely well-stocked flower beds containing specimen plants, shrubs and mature trees. The garden also benefits from a shed and potting shed.

To the front of the property there is a tarmac driveway providing off-road parking for several vehicles.

F&C

The Location

Chaddesden is a very popular suburb of Derby offering convenient access to the city centre. The suburb itself has a various range of amenities along Nottingham Road which is a short distance away. There is a regular bus service into Derby City centre and the property also benefits from ease of access to primary and secondary schooling as well as Chaddesden Park and Wyvern retail park.

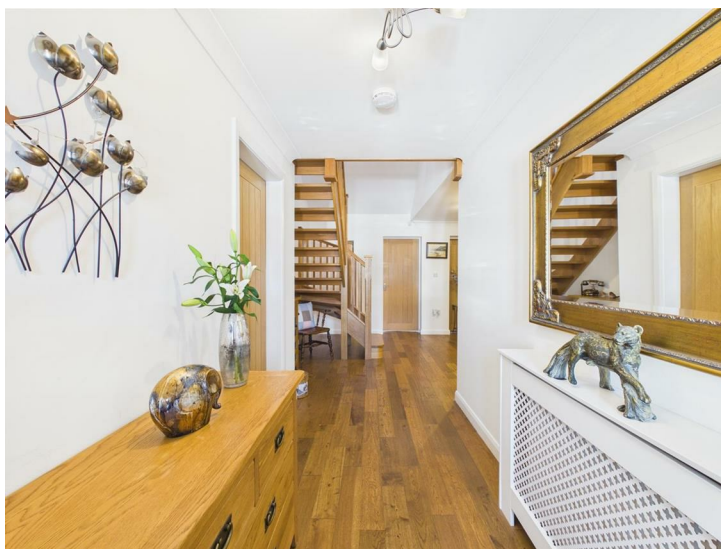
Accommodation

Ground Floor

Entrance Hall

12'5" x 10'3" (3.80 x 3.13)

A panelled and double glazed entrance door provides access to a fabulous entrance hall with beautiful feature oak staircase leading to the first floor, oak flooring, two central heating radiators and decorative coving.



Lounge

19'2" x 15'2" (5.85 x 4.64)

Featuring a beautiful fireplace with marble surround and coal effect living flame fitted gas fire, central heating radiator, decorative coving, two double glazed windows to side and matching French doors with sidelights to rear garden.



Open Plan Dining Kitchen with Feature Ceiling

19'2" x 15'1" (5.86 x 4.62)

Comprising granite effect worktops with surrounds, inset sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset five plate gas hob, built-in double oven, integrated dishwasher, spacious dining area, central heating radiator, four sealed unit double glazed Velux windows and double glazed French doors with matching sidelights to garden.



Spacious Utility Room

13'3" x 12'2" (4.05 x 3.71)

Comprising L-shaped granite effect worktops, inset stainless steel sink unit, appliance space suitable for various appliances including American style fridge freezer, washing machine and tumble dryer, central heating radiator, decorative coving and double glazed window to side.



Sitting Room/Bedroom Four

13'3" x 12'2" (4.05 x 3.71)

Having a central heating radiator, decorative coving and double glazed cant bay window to front.



Bedroom One

13'5" x 12'10" (4.09 x 3.92)

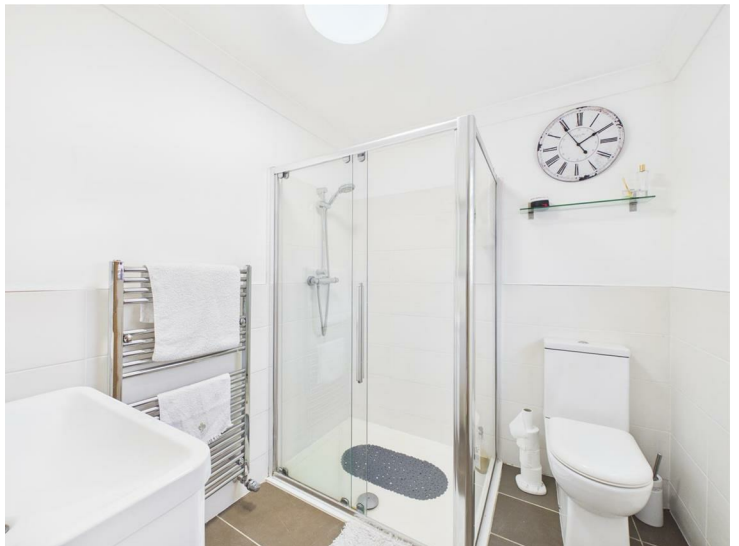
With central heating radiator, walk-in dressing room, decorative coving and double glazed cant bay window to front.



En-Suite Shower Room

7'3" x 6'7" (2.22 x 2.01)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin, shower cubicle, chrome towel radiator, decorative coving and double glazed window to front.



Separate Useful Dressing Room/Storage Cupboard

7'3" x 4'11" (2.23 x 1.51)

Located off the hallway is a separate useful dressing room/storage cupboard. Within the cupboard is a newly installed boiler with a 10 year guarantee.

Superbly Appointed Principal Bathroom

10'5" x 9'1" (3.19 x 2.77)

Partly tiled and appointed with a four piece suite in white comprising low flush WC, vanity unit with wash handbasin and storage beneath, corner bath, shower cubicle, chrome towel radiator, decorative coving and double glazed window to side.



First Floor Landing

A semi-galleried landing with feature oak balustrade, seating area and double glazed Velux window to front.

Bedroom Two

14'9" x 12'9" (4.50 x 3.90)

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



En-Suite Shower Room

8'1" x 5'5" (2.47 x 1.66)

Partly tiled and appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, shower cubicle, chrome towel radiator, airing cupboard and double glazed Velux window to front.



Bedroom Three

12'9" x 10'9" (3.89 x 3.28)

With central heating radiator, storage space to eaves and double glazed Velux window to front.



Outside

To the rear of the property is a stunning garden offering a high degree of privacy which is a true delight and awash with colour. There are a varied selection of flowering plants, shrubs and trees with an extensive terrace offering multiple places for outdoor dining and two electric awnings. The west facing garden has ornamental lighting, a timber framed pergola with climbing plants and further sleeper edged borders. There is a useful shed and potting shed.

To the front of the property is a tarmac driveway providing off-road parking. This is bounded by attractive brick walling with a raised border containing shrubs and trees.



Council Tax Band B





Floor 0

Approximate total area⁽¹⁾
1452 ft²
134.9 m²

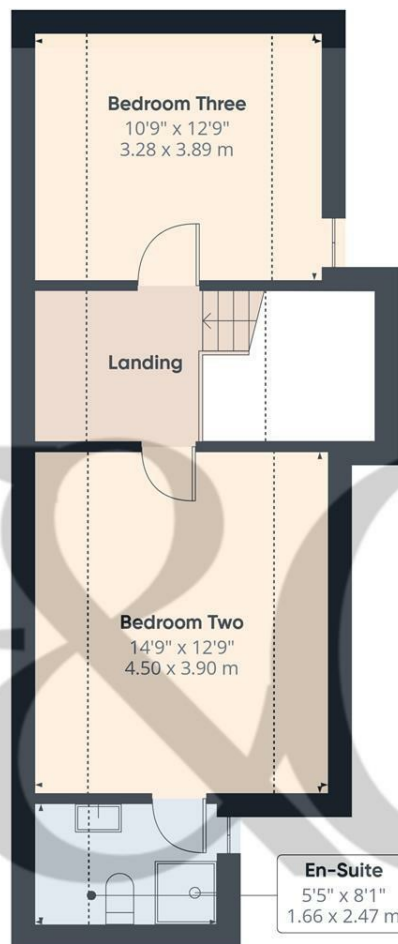
Reduced headroom
17 ft²
1.6 m²

(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 1

Approximate total area⁽¹⁾
421 ft²
39.1 m²

Reduced headroom
138 ft²
12.8 m²

(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



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

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

4 Sherwood Avenue
Chaddesden
Derby
DE21 6NP

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 	