

## 53 Wiltshire Road, Chaddesden, Derby, DE21 6EY

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Offers Around £245,000

Freehold

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- Extended Semi-Detached Property
- Generous Size Plot
- Good Size Driveway
- Hall & Fitted Guest Cloakroom
- Lounge & Dining Room
- Extended Kitchen
- Three First Floor Bedrooms & Shower Room
- Excellent Range of Amenities Close By
- Close to Excellent Transport Links
- Viewing Recommended





## Summary

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A well-presented and extended, bay fronted, three bedroom, semi-detached residence occupying a good size plot on popular Wiltshire Road.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, dining room and open plan extended kitchen with lantern roof. The first floor landing leads to three bedrooms and a well-appointed shower room.

The property has a spacious driveway with useful covered area to the side. There is a good sized enclosed rear garden with patio.

# F&C

### **The Location**

Chaddesden is a very popular suburb with an excellent range of amenities along Nottingham Road and Wiltshire Road. There is a regular bus service and easy access into Derby City centre. Chaddesden has good schooling at all levels as well as open green spaces.

### **Accommodation**

#### **Entrance Hall**

12'8" x 11'3" (3.88 x 3.45)

A panelled and double glazed entrance door provides access to hall with staircase to first floor and understairs cupboard.

#### **Lounge**

10'11" x 11'3" (3.35 x 3.45)

With central heating radiator, decorative coving and double glazed bow bay window to front.



#### **Dining Room**

Having a central heating radiator and door to fitted guest cloakroom.



#### **Fitted Guest Cloakroom**

6'0" x 4'0" (1.85 x 1.23)

Appointed with a low flush WC, vanity unit with wash handbasin and central heating radiator.

## Extended Open Plan Dining Kitchen

21'3" x 16'4" (6.50 x 4.99)



## Dining Area

With central heating radiator, French doors to garden and impressive lantern roof.



### **Kitchen Area**

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset electric hob with extractor hood over, built-in oven, appliance space suitable for washing machine, dishwasher and fridge freezer and double glazed door to side.



### **First Floor Landing**

8'7" x 3'3" (2.63 x 1.00)

A semi-galleried landing with feature balustrade and double glazed window to side.

### **Bedroom One**

11'5" x 11'3" (3.49 x 3.45)

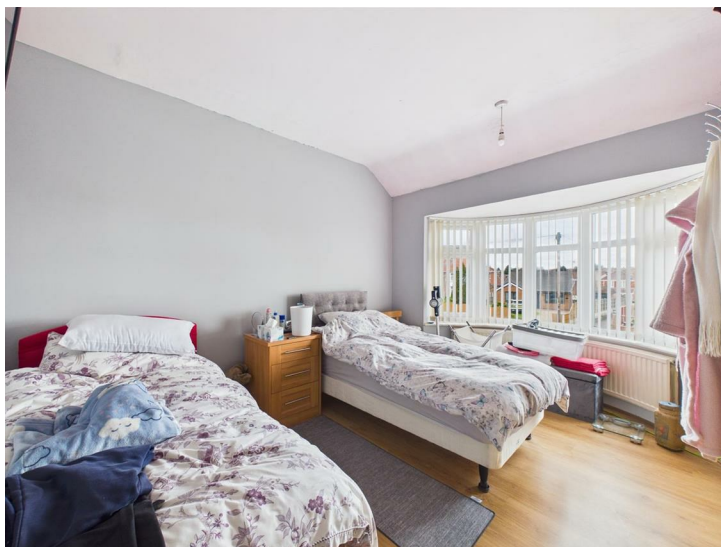
Having a central heating radiator and double glazed bow bay window to front.



### **Bedroom Two**

11'6" x 10'9" (3.51 x 3.30)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

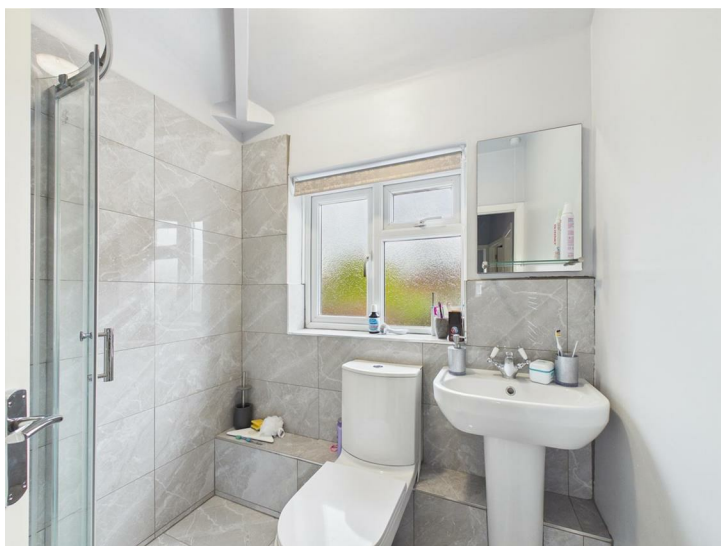
8'1" x 5'7" (2.48 x 1.72)

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

### **Well-Appointed Shower Room**

6'1" x 5'6" (1.87 x 1.68)

Mainly tiled with a low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to front.



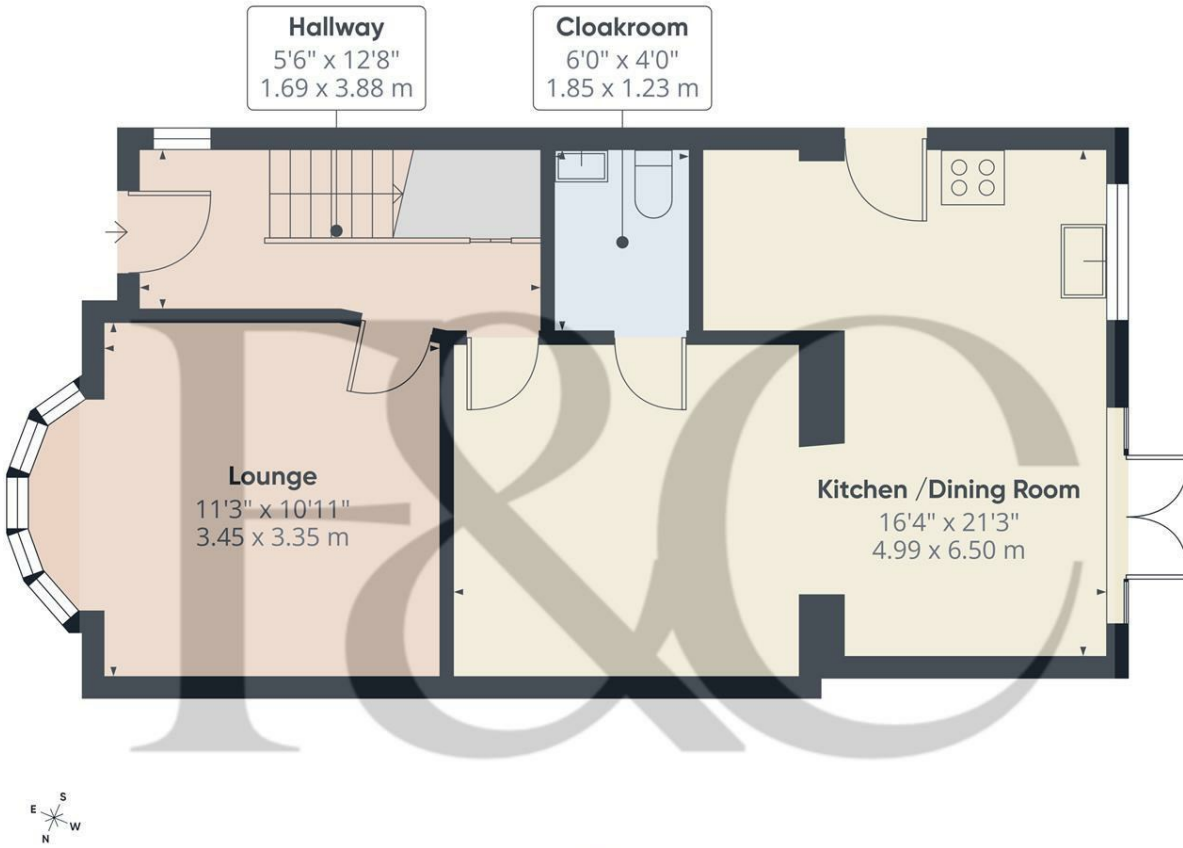
## Outside

To the rear of the property is a good sized, enclosed, mainly lawn garden with extensive patio.

To the front is a good sized driveway providing off-road parking for multiple vehicles and access to a very useful covered area with French doors to the front and open access to the rear. Ideal for storage and clothes drying.



Council Tax Band A

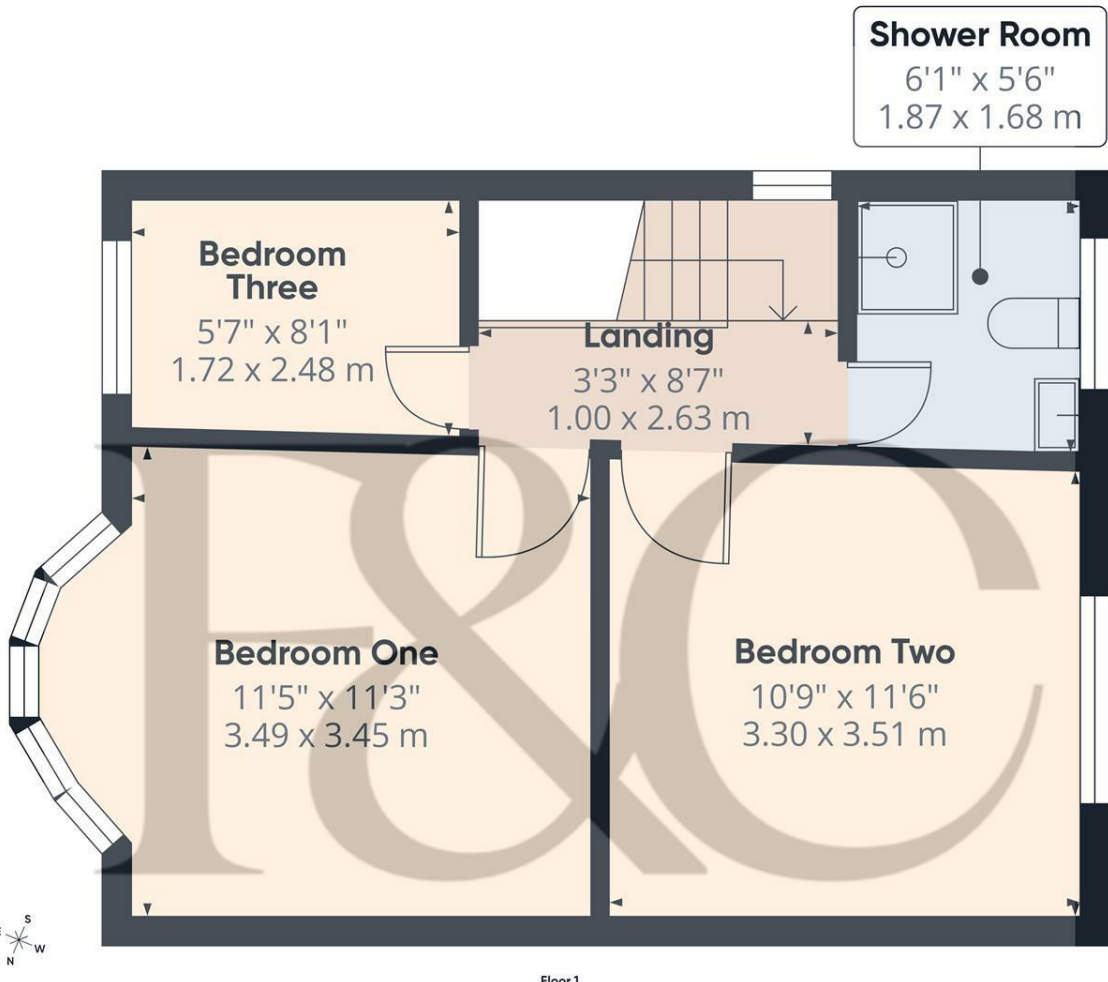


Approximate total area<sup>(1)</sup>  
549 ft<sup>2</sup>  
51 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Approximate total area<sup>(1)</sup>  
373 ft<sup>2</sup>  
34.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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53 Wiltshire Road  
Chaddesden  
Derby  
DE21 6EY

Council Tax Band: A  
Tenure: Freehold

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

