



2 Bed House - Semi-Detached

26 Curzon Road
Chaddesden
DE21 4NF

Offers Around £185,000

**Fletcher
& Company**

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- Double Glazing & Gas Central Heating
- Driveway & Pleasant Rear Garden
- Entrance Hall with Lounge Off
- Breakfast Kitchen
- Two First Floor Bedrooms & Bathroom
- Convenient for an Excellent Range of Amenities

A tastefully presented, two bedroom, bay fronted, semi-detached residence occupying a quiet, residential location in Chaddesden.

This is a well presented, bay fronted, semi-detached residence occupying a quiet, residential location in Chaddesden. Set back behind a tarmac driveway providing off-road parking. To the rear of the property is a pleasant lawn garden with upper level patio area offering a pleasant open outlook.

Internally the property is double glazed and gas central heated with entrance hall, lounge with feature fireplace and breakfast kitchen. The first floor landing leads to two bedrooms and a well-appointed bathroom.





The Location

The property's location offers easy access to nearby Nottingham Road which offers a varied selection of shops and facilities, large supermarket, a regular bus service, schooling at all levels, easy access into Derby city centre and a nearby recreational park.

Accommodation

Ground Floor

Entrance Hall

5'8" x 4'10" (1.74 x 1.49)

A double glazed entrance door provides access to hallway with central heating radiator and double glazed window to front.

Lounge

13'11" x 10'3" (4.25 x 3.14)

With feature fireplace with decorative surround, living flame gas fire, central heating radiator, decorative coving, dado rail and double glazed window to front.

Kitchen

13'8" x 10'4" (4.19 x 3.17)

With woodblock effect preparation surfaces, tiled surround, inset stainless steel sink unit, fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated fridge freezer, appliance space suitable for washing machine, central heating radiator, understairs cupboard, double glazed windows to side and rear and double glazed door to garden.

First Floor Landing

6'2" x 3'3" (1.89 x 1.01)

A semi-galleried landing with access to loft space.

Bedroom One

13'8" x 10'5" (4.19 x 3.19)

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

Bedroom Two

13'10" x 7'3" (4.24 x 2.22)

With central heating radiator and double glazed window to rear.

Bathroom

7'2" x 5'9" (2.20 x 1.76)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, bath with shower over, central heating radiator, storage cupboard and double glazed window to side.

Outside

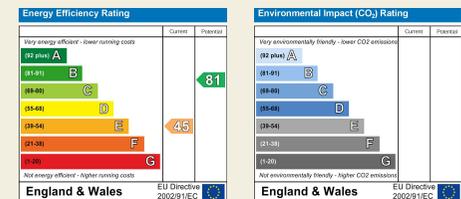
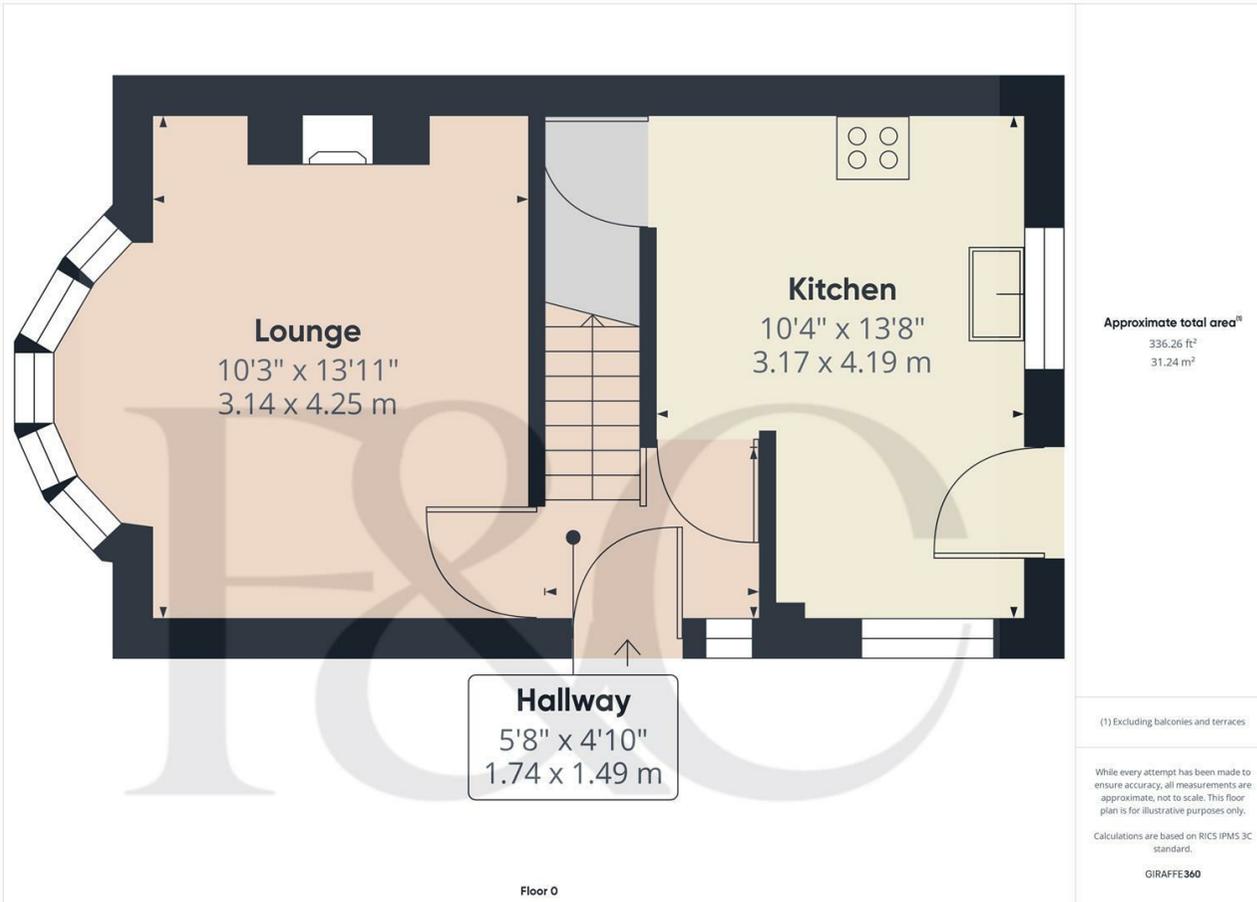
To the front of the property is a low maintenance, tarmac driveway with timber fencing and raised brick edge, herbaceous border containing shrubs. To the rear of the property is a pleasant garden with an open outlook incorporating an upper-level patio with raised gravel border (ideal for potted plants), steps lead down to a lawn with herbaceous border, further seating area and gravel section. The garden is bounded by timber fencing.

Council Tax Band A

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