



GADSBY  
NICHOLS

36 Chedworth Drive, Alvaston, Derby, DE24 0TL  
£265,000



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A SPACIOUS, STRUCTURALLY EXTENDED, AND MUCH IMPROVED THREE-BEDROOMED DETACHED residence, enjoying a pleasant cul-de-sac setting, in a well-established and popular residential location. Requiring internal inspection to be fully appreciated, the accommodation has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, spacious lounge, separate dining room, conservatory, cloaks/WC, and fitted kitchen. FIRST FLOOR, landing, main bedroom with modern ensuite shower room, a further two bedrooms, and modern family bathroom. OUTSIDE, block-paved driveway up to three car standing spaces, integral single garage, and enclosed rear garden. EPC C, Council Tax Band C.

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## THE PROPERTY

A structurally extended detached residence, which offers a spacious Family Home with early internal inspection highly recommended. The accommodation comprises; canopy entrance porch, entrance hall, two reception rooms, conservatory, cloaks/WC, kitchen, main bedroom with ensuite, two further bedrooms, bathroom, car standing to the front, integral garage, and rear garden.

## LOCATION

The property enjoys a secluded cul-de-sac setting, in a well-established residential location in the popular suburb of Alvaston, within easy access of local amenities to include; day-to-day shopping, doctors and dentist surgeries, eateries, places of worship, hair and beauty salons, public houses, recreational facilities, regular bus services to Derby city centre, and schooling. Ease of access is afforded to the principal works of Rolls Royce, Alstom and Toyota, together with the A50, A52, and A38 for commuting further afield.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A6 London Road, continuing through Wilmorton towards Alvaston, continuing through Alvaston centre, and straight-on at the Raynesway traffic island. At the next traffic island continue straight over still on the A6 Shardlow Road, before turning left at the traffic island into Keldholme Lane, and right into Chedworth Drive.

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## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13495.

## ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having UPVC double glazed front entrance door opening to the: -

#### ENTRANCE HALL

Having central heating radiator, and stairs to the first floor.

#### FRONT LOUNGE

4.52m x 3.73m (14'10" x 12'3")



Having attractive Adam-style fire surround with pebble-effect gas fire (NOT TESTED), stripped oak wooden flooring, central heating radiator, and ceiling coving.



#### DINING ROOM

4.65m x 2.36m (15'3" x 7'9")



Having tiled floor, central heating radiator, understairs store, archway to the kitchen, and UPVC double glazed double doors opening to the: -



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### CONSERVATORY

4.67m x 2.46m (15'4" x 8'1")



Of UPVC construction, having central heating radiator, two wall light points, and UPVC double glazed double French doors and side windows opening to the rear garden.

### CLOAKS/WC



Having modern white suite comprising; low-level

WC, and wash hand basin, together with central heating radiator, and UPVC double glazed window.

### KITCHEN

3.20m x 3.18m (10'6" x 10'5")



Having fitments comprising; one double corner base unit, two double base units, three single base units, larder unit, two double wall units, and one single wall unit, together with built-in stainless steel gas hob, integrated stainless steel electric oven, single-drainer sink unit, ample work surface areas with tiled splashbacks, tiled floor, UPVC double glazed window, and six ceiling downlighters.

### FIRST FLOOR

#### LANDING

Having access to all rooms.

### BEDROOM ONE

4.22m x 2.67m (13'10" x 8'9")



Having fitments comprising; three double wardrobes with drawers under, together with three ceiling downlighters, UPVC double glazed window, and central heating radiator.



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## ENSUITE SHOWER ROOM



Having modern white suite comprising; low-level WC, wash hand basin, and walk-in shower enclosure with rain and handheld shower fittings, together with part-tiled walls, heated chrome towel rail, and UPVC double glazed window.

## BEDROOM TWO

4.01m x 2.26m (13'2" x 7'5")



Having UPVC double glazed windows to the front and rear, central heating radiator, and laminate flooring.

## BEDROOM THREE

2.79m x 2.62m (9'2" x 8'7")



Having UPVC double glazed window, central heating radiator, and laminate flooring.

## BATHROOM



Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower over and shower screen,



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together with UPVC double glazed window, heated chrome towel rail, and part-tiled walls.

## **OUTSIDE**

### **FRONT GARDEN**

Block-paved forecourt area, capable of accommodating up to three car standing spaces.

### **INTEGRAL SINGLE GARAGE**

5.21m x 2.54m (17'1" x 8'4")

Having roller shutter door to the front, and electric power and light.

### **REAR GARDEN**



Enclosed by fencing for privacy, and laid mainly to paving and timber decking for easy maintenance.

## **ADDITIONAL INFORMATION**

### **TENURE**

We understand the property is held freehold, with vacant possession provided upon completion.

## **ANTI-MONEY LAUNDERING (AML) REGULATIONS**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

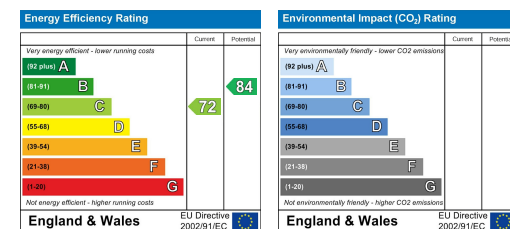
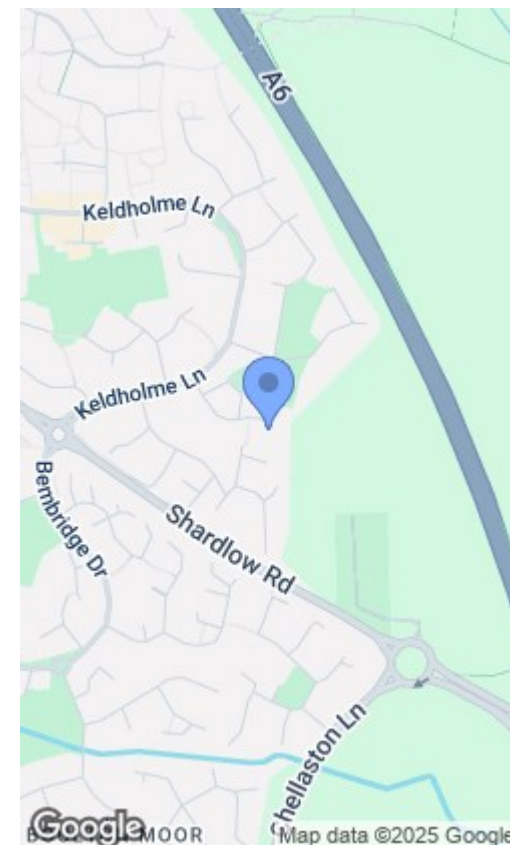
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13495**



## PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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